

Alaska Housing Market Indicators

Spring 2001

Prepared for



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Date: 11-08-2001

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Acknowledgment

We wish to thank the primary and secondary mortgage lenders listed below for responding to our quarterly survey of mortgage loan activity and for their willingness to continue to participate in future surveys.

Alaska Home Mortgage
Alaska Housing Finance Corporation
Alaska Pacific Bank
Alaska USA Federal Credit Union
Denali State Bank
Federal National Mortgage Association (Fannie Mae)
First Bank of Ketchikan
First National Bank of Anchorage
Freedom Mortgage
Homestate Mortgage
Mt. McKinley Mutual Savings Bank
Residential Mortgage
Rural Development (formerly USDA Farmers Home Administration)
Vista Mortgage
Wells Fargo Home Mortgage

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Section 1

Results of the Survey of Alaska Lenders

The Survey of Alaska Lenders summarizes total loan activity reported by participating lenders. These lenders include the major government and private providers of mortgage funds in Alaska as well as subsidiary companies for which the parent company reported data. In the first half of 2001, 15 lenders participated in the survey.

Some of the participants in the survey are primary mortgage lenders. That means they originate loans to keep in their own portfolios or to sell them to participants in the secondary mortgage market. Institutions such as Alaska Housing Finance Corporation and Federal National Mortgage Association (Fannie Mae) operate in the secondary mortgage market, purchasing mortgages originated by primary lenders. Secondary mortgage activity is an important source of liquidity for primary mortgage lending. Although primary lenders and secondary purchasers differ, both provide financing for Alaskans to purchase housing. For the purposes of this report, maintaining the distinction is not particularly important. Therefore, references to "lenders" include both primary lenders and some secondary purchasers. Unless the difference is critical to the discussion, no distinction will be made.

Changes in loan activity over time may be affected not only by changes in the market but also by changes in the list of lenders participating.

- Lenders reported 4,746 loans in the first half of 2001, with a total volume of \$750 million. This is 31 percent more loans than were issued for the same period in 2000, but about on par with 1999.
- The number of loans for single-family homes rose 30 percent to reach 3,987. The average sales price of a single-family home was 7.6% higher in 2001, rising to \$170,931. Most areas of the state have seen either no increase in prices or a moderate one. Meanwhile, prices in Anchorage rose by 10.4%. Since Anchorage is responsible for over half of the sales activity in the state, a strong local real estate market there dominates the statewide results.
- Activity in the condominium market was brisk with the number of loans increasing from 395 this time last year to 658 in 2001. Nearly all of the additional loans were in the Anchorage market. The average price statewide was \$107,725, up from \$94,640. In Fairbanks, the 35 condominium loans had an average sales price of \$67,667, down \$7,000 from 2000 levels.
- On average, purchasers of single-family homes borrowed 85.6% of the sales price in the first half of 2001. This is on par with year-ago levels but down from the 87.3% ratio reported for all four quarters of 1999. The loan-to-value ratio for condominiums, typically higher than for single-family, was 87.2% compared

with 91.6% this time last year and 87.4% in 1999.

Interest Rates Drop

- Interest rates for 30-year conventional fixed-rate mortgages averaged 6.689% in the first half of 2001 down from 7.478% in 1999.
- AHFC continued to offer interest rates about one percent below those of other lenders. In the first half of 2001, AHFC's rate averaged 6.138% while the rate for other lenders averaged 7.140%.
- At the end of June, rates for single-family home loans averaged 5.964% for AHFC and 6.175% for non-AHFC lenders. Interest rates on loans for condominiums were slightly higher, 5.978% for AHFC and 6.393% for non-AHFC lenders.
- Nationally, average interest rates in June 2001 for 30-year conventional fixed-rate mortgages were 1.13% lower than the same time last year. By the end of the second quarter rates were at 7.16%.
- The Federal Reserve cut the discount rate six times in as many months, driving the prime lending rate lower. In January, the prime rate was 9.00%. By the end of June, the rate had dropped 225 basis points to 6.75%.

Employment and Wages Grow

- The seasonally adjusted unemployment rate at the end of the first six months of 2001 was 5.5%. This is fourteen percent below the June 2000 level. The unemployment rate remains near record lows although a recent cooling of the economy may reverse the trend.
- Alaska's non-agricultural wage and salary employment for the first and second quarters grew by 1.6% over the same period a year ago. The average employment was 281,800, up by 4,500 jobs.

- Oil and gas extraction led gains in employment, up 20 percent from 2000. Other top industries included health services and trucking and warehousing. Industries with the greatest losses in employment included lumber and wood products (-23 percent), seafood processing (-8 percent), and food stores (-5 percent).
- The Northern region showed the strongest employment growth due to the rebound in the oil industry. The Anchorage/MatSu region exceeded the statewide average while the Fairbanks region equaled it. Again this year, Southwest Alaska and the Gulf Coast regions experienced job losses. The rest of the state had modest growth ranging from 1.2 to 1.3%.
- In the first quarter of 2001, the statewide average monthly wage was \$2,942. (Data for the second quarter is not yet available.) Monthly wages averaged \$3,042 in Anchorage, \$2,719 in Fairbanks, and \$2,859 in Juneau.

Alaska Affordability

- The index value indicates the number of earners receiving the average wage that are needed to qualify for a 30-year single-family home mortgage at the average interest rate with 15 percent down. An increase in this index means that a family is less able to afford a home.
- The statewide affordability index for single-family homes declined in 2001 to 1.42 from 1.45 in 2000, making homes slightly more affordable.
- Single-family houses were least affordable in Kodiak where the index hit 2.01 in the first half of 2000. Juneau and Bethel were the next highest with index values above 1.60.
- In Kenai only 1.06 wage earners are needed to afford a house, making this area the most affordable.
- Anchorage and Mat-Su have nearly equal index values for owners who work in the same area where they live, 1.51 and 1.49 respectively. However, Anchorage workers need fewer wage-earners to afford a home in Mat-Su, only 1.18. This is because of the difference in property values and wages in the two neighboring areas. The average sales price of a house in Mat-Su is 27 percent lower and the average wages are 34 percent lower than in Anchorage.
- The statewide affordability index for condominiums showed little change from 2000. Condominiums were most affordable in Kenai, which had an index value of 0.57.

National Affordability

- This index is compiled by the National Association of Realtors'. A value of 100 means that a family earning the median income has exactly enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. A decrease in the index shows that this family is less able to afford the home.
- Nationally, housing became more affordable in the first half of 2001 in response to falling interest rates.
- The national index that averaged 128.8 in 2000 rose to 140.6 in 2001. While the composite index started higher at 143.1 in January, it has steadily fallen and ended the second quarter at 133.2. The interest rate and median income held steady while the sales prices increased, making home ownership less affordable.

Lenders Survey

Tables and Charts

**Single-Family and Condominium New Loan Activity
Including AHFC, Alaska**

Alaska Housing Market Indicators 2001

Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Total Single-Family and Condominium Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan- To-Value Ratio (%)
2Q01	4,645	2,664	683	516	\$151,057	\$402,415,787	\$91,247,007	\$175,189	\$466,703,860	86.2
1Q01	1,980	1,981	-167	345	143,041	283,364,181	58,531,942	170,249	337,262,767	84.0
4Q00	7,202	2,148	2	-214	144,864	311,168,780	-11,577,073	164,754	353,891,464	88.8
3Q00	5,682	2,146	245	-663	143,144	307,186,567	-77,433,319	165,081	354,264,609	86.7
2Q00	3,536	1,901	266	-266	142,019	269,979,039	-38,766,063	165,966	315,501,869	85.6
1Q00	1,635	1,635	1,635	-1,091	137,512	224,832,239	-159,926,924	158,272	258,775,433	86.9
4Q99	10,064	2,362	-447	-194	136,641	322,745,853	-31,304,877	156,657	370,023,846	87.2
3Q99	7,702	2,809	642	163	136,924	384,619,886	21,506,654	154,387	433,673,092	88.7
2Q99	4,893	2,167	-559	136	142,476	308,745,102	32,464,658	162,346	351,803,093	87.8
1Q99	2,726	2,726	170	634	141,144	384,759,163	105,079,912	164,023	447,127,516	86.1
4Q98	9,325	2,556	-90	236	138,518	354,050,730	47,299,331	159,563	407,843,748	86.8
3Q98	6,769	2,646	615	248	137,231	363,113,232	48,209,347	157,653	417,149,513	87.0
2Q98	4,123	2,031	-61	202	136,032	276,280,444	32,804,522	157,138	319,147,247	86.6
1Q98	2,092	2,092	-228	559	133,690	279,679,251	91,050,292	153,215	320,525,095	87.3
4Q97	8,080	2,320	-78	586	132,220	306,751,399	80,369,357	151,725	352,002,279	87.1
3Q97	5,760	2,398	569	548	131,319	314,903,885	82,031,806	149,585	358,704,745	87.8
2Q97	3,362	1,829	296	60	133,120	243,475,922	17,585,869	156,036	285,389,281	85.3
1Q97	1,533	1,533	-201	-211	123,046	188,628,959	-29,501,151	144,933	222,182,882	84.9
4Q96	7,097	1,734	-116	-303	130,555	226,382,042	-29,819,817	151,906	263,404,787	85.9
3Q96	5,363	1,850	81	-605	125,877	232,872,079	-69,892,357	146,507	271,038,334	85.9
2Q96	3,513	1,769	25	44	127,694	225,890,053	8,280,066	148,522	262,734,727	86.0
1Q96	1,744	1,744	-293	466	125,075	218,130,110	65,735,200	143,918	250,993,345	86.9
4Q95	7,495	2,037	-418	438	125,774	256,201,859	67,577,329	145,768	296,929,088	86.3
3Q95	5,458	2,455	730	689	123,326	302,764,436	98,488,036	144,656	355,130,815	85.3
2Q95	3,003	1,725	447	-262	126,151	217,609,987	-13,313,079	146,547	252,793,903	86.1
1Q95	1,278	1,278	-321	-944	119,245	152,394,910	-106,949,049	138,098	176,488,927	86.3
4Q94	7,574	1,599	-167	-1,197	117,964	188,624,530	-129,509,233	135,213	216,205,651	87.2
3Q94	5,975	1,766	-221	-1,065	115,672	204,276,400	-121,042,721	133,565	235,876,220	86.6
2Q94	4,209	1,987	-235	-463	116,217	230,923,066	-41,803,881	132,219	262,719,510	87.9
1Q94	2,222	2,222	-574	-23	116,716	259,343,959	4,424,342	133,338	296,277,028	87.5
4Q93	10,322	2,796	-35	234	113,782	318,133,763	37,011,365	130,147	363,892,310	87.4
3Q93	7,526	2,831	381	455	114,913	325,319,121	58,596,196	131,814	373,164,611	87.2
2Q93	4,695	2,450	205	-183	111,317	272,726,947	-24,093,283	128,636	315,157,143	86.5
1Q93	2,245	2,245	-317	318	113,550	254,919,617	48,893,316	137,495	308,675,901	82.6
4Q92	9,498	2,562	186		109,728	281,122,398	281,122,398	129,836	332,638,617	84.5
3Q92	6,936	2,376	-257		112,257	266,722,925	-100,190,851	130,802	310,786,636	85.8
2Q92	4,560	2,633	706		112,731	296,820,230	296,820,230	137,779	362,773,390	81.8
1Q92	1,927	1,927			106,916	206,026,301	-134,181,326	130,794	252,040,533	81.7

**Single-Family and Condominium New Loan Activity
Including AHFC, Alaska**

Alaska Housing Market Indicators 2001

Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Single-Family Residences

<u>Quarter</u>	<u>YTD</u>	<u>Number of Loans</u>	<u>Chg Prv Qtr</u>	<u>Chg Prv Yr</u>	<u>Average Loan(\$)</u>	<u>Total Loans (\$)</u>	<u>Chg Prv Yr (\$)</u>	<u>Average Sales Price (\$)</u>	<u>Total Sales Price (\$)</u>	<u>Loan- To-Value Ratio (%)</u>
2Q01	3,987	2,316	645	421	\$159,528	\$369,466,240	\$81,699,219	\$185,106	\$428,706,184	86.2
1Q01	1,671	1,671	-224	233	154,358	257,932,047	49,600,069	182,153	304,377,369	84.7
4Q00	6,933	1,895	-19	-216	149,100	287,767,021	-13,774,478	173,070	327,968,199	86.1
3Q00	5,038	1,914	228	-593	149,884	286,878,691	-72,736,868	173,000	331,121,205	86.6
2Q00	3,124	1,686	248	-245	149,030	251,264,740	-36,487,852	175,010	295,066,273	85.2
1Q00	1,438	1,438	1,438	-1,072	144,876	208,331,978	-158,581,798	167,208	240,444,856	86.6
4Q99	9,059	2,111	-396	-276	142,843	301,541,499	-38,666,128	164,303	346,843,081	86.9
3Q99	6,948	2,507	576	147	143,445	359,615,559	27,887,017	161,970	406,059,514	88.6
2Q99	4,441	1,931	-579	69	149,017	287,752,592	25,061,613	169,934	328,143,011	87.7
1Q99	2,510	2,510	123	588	146,181	366,913,776	101,603,500	169,854	426,333,197	86.1
4Q98	8,531	2,387	27	235	142,525	340,207,627	46,779,959	164,547	392,772,621	86.6
3Q98	6,144	2,360	498	145	140,563	331,728,542	31,762,351	162,077	382,501,159	86.7
2Q98	3,784	1,862	-60	155	141,080	262,690,979	29,562,157	163,396	304,243,292	86.3
1Q98	1,922	1,922	-230	472	138,039	265,310,276	82,934,814	158,602	304,832,145	87.0
4Q97	7,524	2,152	-63	515	136,351	293,427,668	74,671,938	156,799	337,430,545	87.0
3Q97	5,372	2,215	508	480	135,425	299,966,191	75,295,981	154,539	342,303,858	87.6
2Q97	3,157	1,707	257	67	136,572	233,128,822	16,786,103	159,756	272,703,393	85.5
1Q97	1,450	1,450	-187	-179	125,776	182,375,462	-27,037,969	148,444	215,243,118	84.7
4Q96	6,641	1,637	-98	-283	133,632	218,755,730	-28,405,548	155,764	254,986,366	85.8
3Q96	5,004	1,735	95	-591	129,493	224,670,210	-68,676,960	150,855	261,733,371	85.8
2Q96	3,269	1,640	11	29	131,916	216,342,719	6,796,638	153,705	252,075,428	85.8
1Q96	1,629	1,629	-291	423	128,553	209,413,431	62,183,627	147,942	240,997,488	86.9
4Q95	7,063	1,920	-406	391	128,730	247,161,278	63,208,258	149,455	286,953,165	86.1
3Q95	5,143	2,326	715	654	126,117	293,347,170	95,433,259	148,129	344,547,804	85.1
2Q95	2,817	1,611	405	-272	130,072	209,546,081	-12,490,271	151,289	243,726,354	86.0
1Q95	1,206	1,206	-323	-928	122,081	147,229,804	-105,505,877	141,446	170,583,747	86.3
4Q94	7,218	1,529	-143	-1,169	120,309	183,953,020	-127,498,769	137,882	210,821,273	87.3
3Q94	5,689	1,672	-211	-1,081	118,370	197,913,911	-121,692,166	136,622	228,432,710	86.6
2Q94	4,017	1,883	-251	-455	117,916	222,036,352	-43,479,005	134,247	252,787,379	87.8
1Q94	2,134	2,134	-564	-27	118,433	252,735,681	3,878,122	135,276	288,678,729	87.5
4Q93	9,950	2,698	-55	243	115,438	311,451,789	38,798,236	131,902	355,870,489	87.5
3Q93	7,252	2,753	415	489	116,094	319,606,077	63,286,715	133,152	366,566,829	87.2
2Q93	4,499	2,338	177	-200	113,565	265,515,357	-23,020,281	131,260	306,886,028	86.5
1Q93	2,161	2,161	-294	285	115,159	248,857,559	46,390,808	139,579	301,629,406	82.5
4Q92	9,133	2,455	191		111,061	272,653,553		131,685	323,285,501	84.3
3Q92	6,678	2,264	-274		113,215	256,319,362		132,314	299,558,526	85.6
2Q92	4,414	2,538	662		113,686	288,535,638		139,267	353,458,812	81.6
1Q92	1,876	1,876			107,925	202,466,751		131,705	247,079,277	81.9

**Single-Family and Condominium New Loan Activity
Including AHFC, Alaska**

Alaska Housing Market Indicators 2001

Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Condominium Residences

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan- To-Value Ratio (%)
2Q01	657	348	38	95	\$94,683	\$32,949,547	\$9,547,788	\$109,189	\$37,997,676	86.7
1Q01	309	310	57	130	82,039	25,432,134	9,914,825	106,082	32,885,398	77.3
4Q00	880	253	21	2	92,497	23,401,759	2,197,405	102,463	25,923,265	90.3
3Q00	627	232	17	-70	87,534	20,307,876	-64,648	99,756	23,143,404	87.7
2Q00	395	215	35	-21	87,043	18,714,299	-2,278,211	95,049	20,435,596	91.6
1Q00	180	180	180	-36	86,207	15,517,309	-2,328,078	94,152	16,947,343	91.6
4Q99	1,005	251	-51	82	84,479	21,204,354	7,361,251	92,354	23,180,765	91.5
3Q99	754	302	66	16	67,459	20,372,524	-11,012,166	73,523	22,203,926	91.8
2Q99	452	236	20	67	88,951	20,992,510	7,403,045	100,255	23,660,082	88.7
1Q99	216	216	47	46	82,618	17,845,387	3,476,412	96,270	20,794,319	85.8
4Q98	794	169	-117	1	81,912	13,843,103	519,372	89,178	15,071,127	91.9
3Q98	625	286	117	103	109,737	31,384,690	16,446,996	121,148	34,648,354	90.6
2Q98	339	169	-1	47	80,411	13,589,465	3,242,365	88,189	14,903,955	91.2
1Q98	170	170	2	87	84,523	14,368,975	8,115,478	92,311	15,692,950	91.6
4Q97	556	168	-15	71	79,308	13,323,731	5,697,419	86,737	14,571,784	91.4
3Q97	388	183	61	68	81,627	14,937,694	6,735,825	89,622	16,400,887	91.1
2Q97	205	122	39	-7	84,812	10,347,100	799,766	103,983	12,685,888	81.6
1Q97	83	83	-14	-32	75,343	6,253,497	-2,463,182	83,612	6,939,764	90.1
4Q96	456	97	-18	-20	78,622	7,626,312	-1,414,269	86,788	8,418,421	90.6
3Q96	359	115	-14	-14	71,321	8,201,869	-1,215,397	80,913	9,304,963	88.1
2Q96	244	129	14	15	74,010	9,547,334	1,483,428	82,630	10,659,299	89.6
1Q96	115	115	-2	43	75,797	8,716,679	3,551,573	86,920	9,995,857	87.2
4Q95	432	117	-12	47	77,270	9,040,581	4,369,071	85,264	9,975,923	90.6
3Q95	315	129	15	35	73,002	9,417,266	3,054,777	82,039	10,583,011	89.0
2Q95	186	114	42	10	70,736	8,063,906	-822,808	79,540	9,067,549	88.9
1Q95	72	72	2	-16	71,738	5,165,106	-1,443,172	82,016	5,905,180	87.5
4Q94	356	70	-24	-28	66,736	4,671,510	-2,010,464	76,920	5,384,378	86.8
3Q94	286	94	-10	16	67,686	6,362,489	649,445	79,186	7,443,510	85.5
2Q94	192	104	16	-8	85,449	8,886,714	1,675,124	95,501	9,932,131	89.5
1Q94	88	88	-10	4	75,094	6,608,278	546,220	86,344	7,598,299	87.0
4Q93	372	98	20	-9	68,183	6,681,974	-1,786,871	81,855	8,021,821	83.3
3Q93	274	78	-34	-34	73,244	5,713,044	-4,690,519	84,587	6,597,782	86.6
2Q93	196	112	28	17	64,389	7,211,590	-1,073,002	73,849	8,271,115	87.2
1Q93	84	84	-23	33	72,167	6,062,058	2,502,508	83,887	7,046,495	86.0
4Q92	365	107	-5		79,148	8,468,845		87,412	9,353,116	90.5
3Q92	258	112	17		92,889	10,403,563		100,251	11,228,110	92.7
2Q92	146	95	44		87,206	8,284,592		98,048	9,314,578	88.9
1Q92	51	51			69,795	3,559,550		97,280	4,961,256	71.7

Notes:

Based on a survey of private and public mortgage lenders.

Historical series revised 2nd quarter of 1999 to exclude refinances from Fannie Mae and AHFC data.
Fannie Mae data excluding refinances were not available for the 1st, 2nd & 3rd quarters of 1992 and the 1st quarter of 1993.
AHFC data for the 1st and 2nd quarters of 1992 were not revised. AHFC assumed rural loans from DCRA in the 3rd quarter of 1992.
AHFC's urban portfolio for 2nd quarter 1992 did not include any refinances.
Original data from the 1st quarter 1992 lender survey was not available for comparison.

Beginning 2nd quarter 1999, Fannie Mae data are included in both the single-family and condominium categories as appropriate.
Previously all Fannie Mae data were recorded as single family.

Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
Comparisons with earlier quarters will under- or over-state differences in activity.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Single-Family Loan Activity in Alaska Including AHFC

2nd Quarter 2001

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

1st Qtr 2001

Location	Number of Loans	Chg Num. Prv Yr	Average Loan	Total Loans	Chg Vol. Prv Yr	% Loan Volume	Average Sales Price	Total Sales Price	% Total Market Value
Anchorage	919	281	\$167,804	\$154,212,275	\$56,074,286	59.8	\$196,157	\$180,268,541	59.2
Mat-Su	222	-11	127,148	28,226,888	-1,086,910	10.9	148,854	33,045,558	10.9
Fairbanks	177	16	131,521	23,279,295	2,861,834	9.0	151,943	26,893,989	8.8
Kenai	117	-30	127,374	14,902,798	-3,412,725	5.8	155,880	18,237,956	6.0
Juneau	93	29	172,356	16,029,088	5,124,471	6.2	208,578	19,397,768	6.4
Ketchikan	29	-3	138,403	4,013,683	-1,230,735	1.6	197,665	5,732,288	1.9
Kodiak	32	-13	171,034	5,473,091	-1,626,657	2.1	190,040	6,081,271	2.0
Bethel	12	4	174,679	2,096,153	495,996	0.8	207,429	2,489,146	0.8
Rest of State	70	-57	138,554	9,698,776	-8,582,443	3.8	174,726	12,230,852	4.0
Statewide Total	1,671	281	154,358	257,932,047	48,617,117	100.0	182,153	304,377,369	100.0

2nd Qtr 2001

Location	Number of Loans	Chg Num. Prv Yr	Average Loan	Total Loans	Chg Vol. Prv Yr	% Loan Volume	Average Sales Price	Total Sales Price	% Total Market Value
Anchorage	1,250	462	\$176,071	\$220,088,195	\$92,980,081	59.6	\$202,852	\$253,564,836	59.1
Mat-Su	282	93	127,479	35,949,180	14,320,950	9.7	142,020	40,049,746	9.3
Fairbanks	260	44	132,214	34,375,610	6,621,306	9.3	150,824	39,214,114	9.1
Kenai	194	57	128,745	24,976,506	7,611,253	6.8	155,902	30,245,045	7.1
Juneau	120	30	173,288	20,794,608	5,166,883	5.6	218,213	26,185,569	6.1
Ketchikan	28	-5	179,597	5,028,720	-299,718	1.4	199,331	5,581,254	1.3
Kodiak	49	-2	173,182	8,485,919	282,005	2.3	190,946	9,356,349	2.2
Bethel	16	-4	130,485	2,087,763	-1,468,425	0.6	180,358	2,885,731	0.7
Rest of State	117	-45	151,109	17,679,739	-7,012,835	4.8	184,817	21,623,540	5.0
Statewide Total	2,316	462	\$159,528	\$369,466,240	\$118,201,500	100.0	\$185,106	\$428,706,184	100.0

1st Half 2001

Location	Number of Loans	Chg Prv Yr	Average Loan	Total Loans	Chg Prv Yr	% Loan Volume	Average Sales Price	Total Sales Price	% Total Market Value
Anchorage	2,169	743	\$172,568	\$374,300,470	\$149,054,367	59.7	\$200,015	\$433,833,377	59.2
Mat-Su	504	82	127,333	64,176,068	13,234,040	10.2	145,030	73,095,304	10.0
Fairbanks	437	60	131,933	57,654,905	9,483,140	9.2	151,277	66,108,103	9.0
Kenai	311	27	128,229	39,879,304	4,198,528	6.4	155,894	48,483,001	6.6
Juneau	213	59	172,881	36,823,696	10,291,354	5.9	214,006	45,583,337	6.2
Ketchikan	57	-8	158,639	9,042,403	-153,045	1.4	198,483	11,313,542	1.5
Kodiak	81	-15	172,333	13,959,010	-134,465	2.2	190,588	15,437,620	2.1
Bethel	28	0	149,426	4,183,916	-97,242	0.7	191,960	5,374,877	0.7
Rest of State	187	-102	146,409	27,378,515	-155,952	4.4	181,040	33,854,392	4.6
Statewide Total	3,987	846	\$157,360.99	\$627,398,287	\$166,818,617	100.0	\$185,106	\$733,083,553	100.0

Based on a survey of private and public mortgage lenders.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section; Alaska Housing Finance Corporation

Condominium Loan Activity in Alaska Including AHFC

2nd Quarter 2001

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

1st Qtr 2001									
Location	Number of Loans	Chg Num. Prv Yr	Average Loan	Total Loans	Chg Vol. Prv Yr	% Loan Volume	Average Sales Price	Total Sales Price	% Total Market Value
Anchorage	266	110	\$95,564	\$25,432,134	\$11,804,949	87.4	\$107,883	\$28,697,009	87.3
Mat-Su	2	2	133,000	266,000	266,000	0.9	142,000	284,000	0.9
Fairbanks	15	5	57,495	809,851	45,161	2.8	58,573	878,600	2.7
Kenai	1	1	88,000	104,000	104,000	0.4	104,000	104,000	0.3
Juneau	18	7	79,474	1,729,999	857,365	5.9	110,295	1,985,315	6.0
Ketchikan	5	2	87,265	335,825	83,025	1.2	94,900	474,500	1.4
Kodiak	0	0	0	0	0	0.0	0	0	0.0
Bethel	0	0	0	0	0	0.0	0	0	0.0
Rest of State	3	3	142,850	428,550	428,550	1.5	153,991	461,974	1.4
Statewide Total	310	130	\$93,891	\$29,106,359	\$13,589,050	100.0	\$106,082	\$32,885,398	100.0

2nd Qtr 2001									
Location	Number of Loans	Chg Num. Prv Yr	Average Loan	Total Loans	Chg Vol. Prv Yr	% Loan Volume	Average Sales Price	Total Sales Price	% Total Market Value
Anchorage	298	121	\$98,078	\$29,227,165	\$13,678,158	88.7	\$113,298	\$33,762,925	88.9
Mat-Su	0	-3	0	0	-322,125	0.0	0	0	0.0
Fairbanks	20	7	61,643	1,232,867	416,167	3.7	74,487	1,489,735	3.9
Kenai	8	6	70,409	563,274	459,060	1.7	77,496	349,966	0.9
Juneau	19	5	90,613	1,721,641	327,943	5.2	114,387	2,173,350	5.7
Ketchikan	1	-2	96,900	96,900	-189,850	0.3	103,000	103,000	0.3
Kodiak	0	0	0	0	0	0.0	0	0	0.0
Bethel	0	0	0	0	0	0.0	0	0	0.0
Rest of State	2	-1	53,850	107,700	-134,105	0.3	59,350	118,700	0.3
Statewide Total	348	133	\$94,683	\$32,949,547	\$14,235,248	100.0	\$109,965	\$37,997,676	100.0

1st Half 2001									
Location	Number of Loans	Chg Num. Prv Yr	Average Loan	Total Loans	Chg Vol. Prv Yr	% Loan Volume	Average Sales Price	Total Sales Price	% Total Market Value
Anchorage	564	231	\$96,914	\$54,659,299	\$25,483,107	88.1	\$110,745	\$62,459,934	88.1
Mat-Su	2	-1	133,000	266,000	-56,125	0.4	142,000	284,000	0.4
Fairbanks	35	12	58,363	2,042,718	461,328	3.3	67,667	2,368,335	3.3
Kenai	9	7	74,142	667,274	563,060	1.1	50,441	453,966	0.6
Juneau	37	12	93,288	3,451,640	1,185,308	5.6	112,396	4,158,665	5.9
Ketchikan	6	0	72,121	432,725	-106,825	0.7	96,250	577,500	0.8
Kodiak	0	0	0	0	0	0.0	0	0	0.0
Bethel	0	0	0	0	0	0.0	0	0	0.0
Rest of State	5	2	107,250	536,250	294,445	0.9	116,135	580,674	0.8
Statewide Total	658	263	\$94,310	\$62,055,906	\$27,824,298	100.0	\$107,725	\$70,883,074	100.0

Based on a survey of private and public mortgage lenders.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section; Alaska Housing Finance Corporation

Multi-Family Loan Activity in Alaska Including AHFC

2nd Quarter 2001

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

1st Qtr 2001

Location	Number of Loans	Average Loan	Total Loans	% Loan Volume	Average Sales Price	Total Sales Price	% Total Sales Volume
Anchorage	42	\$801,066	\$33,644,755	91.3	\$971,981	\$40,823,200	90.4
Mat-Su	3	405,557	1,216,672	3.3	580,000	1,740,000	3.9
Fairbanks	5	162,644	813,222	2.2	214,200	1,071,000	2.4
Kenai	1	122,000	122,000	0.3	168,000	168,000	0.4
Juneau	3	318,667	956,000	2.6	398,333	1,195,000	2.6
Ketchikan	0	0	0	-	0	0	0.0
Kodiak	0	0	0	-	0	0	0.0
Bethel	0	0	0	-	0	0	0.0
Rest of State	1	98,000	98,000	0.3	160,000	160,000	0.4
Statewide Total	55	\$670,012	\$36,850,649	100	821,040	\$45,157,200	100.0

2nd Qtr 2001

Location	Number of Loans	Average Loan	Total Loans	% Loan Volume	Average Sales Price	Total Sales Price	% Total Sales Volume
Anchorage	40	\$449,206	\$17,968,252	75.2	\$746,510	\$29,860,400	91.0
Mat-Su	3	68,918	206,755	0.9	70,667	212,000	0.6
Fairbanks	0	0	5,020,000	21.0	0	1,877,000	5.7
Kenai	1	0	0	-	0	0	0.0
Juneau	1	555,200	555,200	2.3	697,000	697,000	2.1
Ketchikan	0	0	0	-	0	0	0.0
Kodiak	0	0	0	-	0	0	0.0
Bethel	0	0	0	-	0	0	0.0
Rest of State	1	138,750	138,750	0.6	185,000	185,000	0.6
Statewide Total	46	\$519,325	\$23,888,957	100	713,726	\$32,831,400	100.0

1st Half 2001

Location	Number of Loans	Average Loan	Total Loans	% Loan Volume	Average Sales Price	Total Sales Price	% Total Sales Volume
Anchorage	82	\$629,427	\$51,613,007	85.0	\$746,510	\$70,683,600	90.6
Mat-Su	6	237,238	1,423,427	2.3	70,667	1,952,000	2.5
Fairbanks	5	1,166,644	5,833,222	9.6	0	2,948,000	3.8
Kenai	2	61,000	122,000	0.2	0	168,000	0.2
Juneau	4	377,800	1,511,200	2.5	697,000	1,892,000	2.4
Ketchikan	0	0	0	-	0	0	0.0
Kodiak	0	0	0	-	0	0	0.0
Bethel	0	0	0	-	0	0	0.0
Rest of State	2	118,375	236,750	0.4	185,000	345,000	0.4
Statewide Total	46	\$519,325	\$60,739,606	100	713,726	\$77,988,600	100.0

Based on a survey of private and public mortgage lenders.

Multi-family residences include buildings with more than three units.

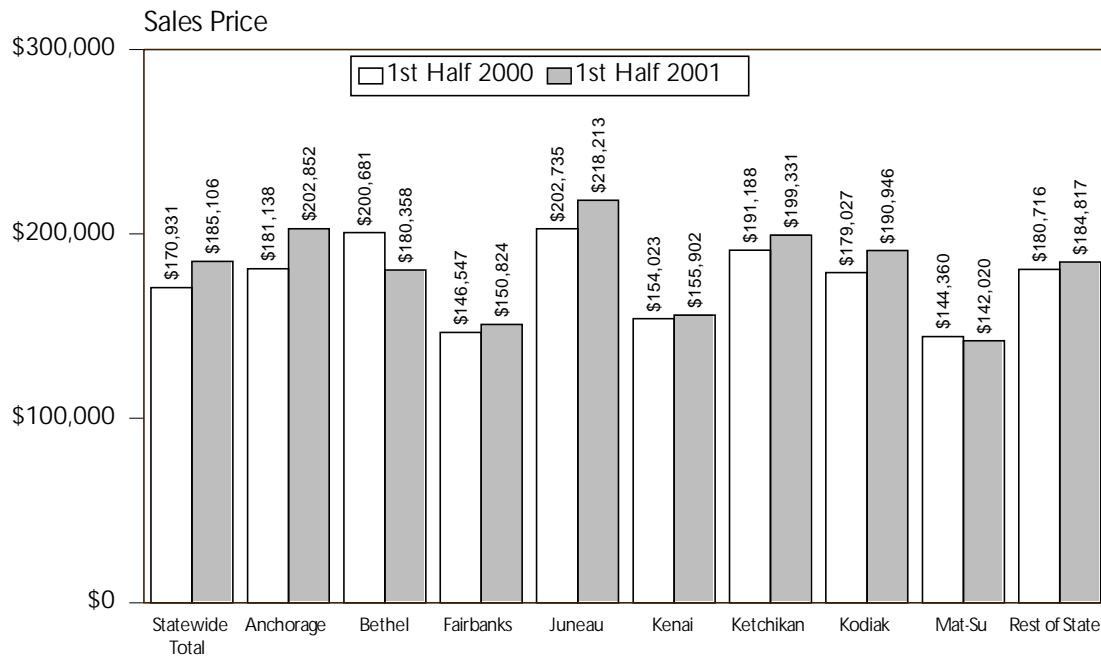
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section; Alaska Housing Finance Corporation

Lenders Survey
Multifamily Activity
2nd Qtr 2001

Average Sales Price

Single-Family Homes

1st Half 2001 vs. 1st Half 2000

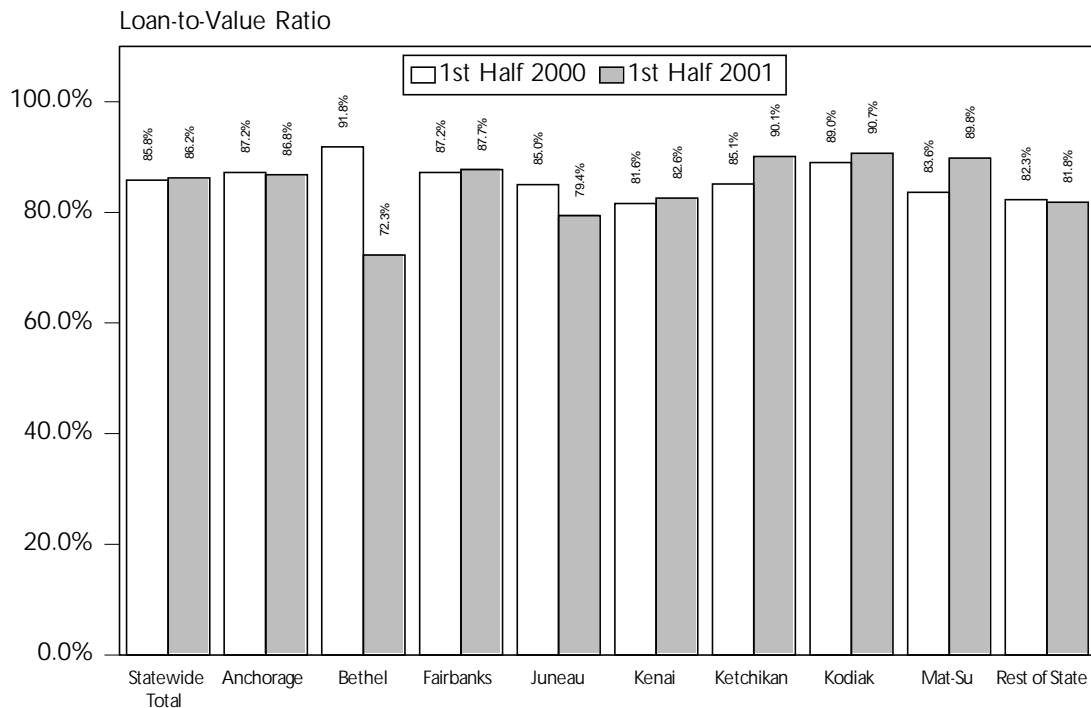


Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Average Loan-to-Value Ratios

Single-Family Homes

1st Half 2001 vs. 1st Half 2000

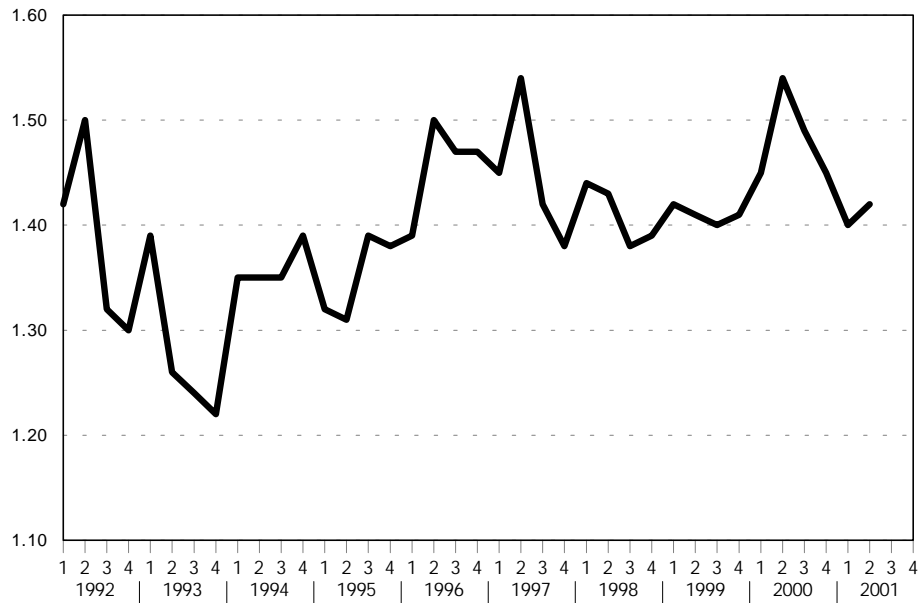


Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Alaska Affordability Index

Single-Family Homes, Private and Public Agency Lenders

1st Qtr 1992 - 2nd Qtr 2001



Note: The 1st Quarter 1999 is preliminary.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Average Monthly Wage

Statewide

1st Qtr 1992 - 2nd Qtr 2001



Note: Wages for 2nd Quarter 2000 are preliminary.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Section 2

AHFC Residential Loan Portfolio

- AHFC financed 2,202 loans for purchase of a residence in the first two quarters of 2001, up from 1,756 in 2000.
- AHFC loan volume was \$338 million, up from \$249 million this time last year.
- Single-family homes made up the majority of the loan portfolio with three out of four dollars going towards that type of residence. Condominiums comprised 10 percent of the total loan volume. The remaining loans for purchase were for multi-family properties.
- Eighty percent of the loans for single-family homes and condominiums went to first-time homebuyers.
- The median sales price for single-family homes and condominiums financed by AHFC rose \$5,000 in 2001 over year-ago prices. In the first quarter of 2001, the median sales price was \$152,940, which shrank to \$145,000 by the second quarter.

Multi-family Residences

- When analyzing the market for multi-family housing an important consideration is the number of units in each property. The size of the projects involved can vary greatly, anywhere from four units to a hundred or more. This variation can cause wide swings in the number, average price, and amount of loans from quarter to quarter. The greater the number of units in a property, the higher the sales price and, consequently, the higher the loan value.
- By the end of June last year, AHFC had loaned \$26.8 million for 36 multi-family properties. So far this year AHFC has granted 51 loans totaling \$50.4 million.
- The total number of units financed by AHFC was 1,578. The average number per property was 31. Over half of the loans were for residences of less than 10 units. Four loans were given to properties that exceeded 100 units.
- The average loan amount per unit was \$31,927, down from \$34,309 in 2000.
- The average loan amount for multi-family projects was \$987,856 with a sales

price of \$1,423,974. In the first half of 2000, the average loan amount was \$744,313 and the average sales price was \$923,365.

- The loan-to-value ratio for multi-family housing was 69.7 for AHFC and 93.0 for other lenders.
- In 2000, AHFC had 44 percent of the market share for multi-family units. By 2001 that share had grown to 82 percent. While non-AHFC lenders wrote nearly the same number of loans, the projects included in their portfolios were for smaller projects.
- The Anchorage Borough received 85 percent of AHFC loans for multi-family properties.

AHFC and non-AHFC lenders

- Both AHFC and non-AHFC lenders reported a sharp increase in loans through June of 2001. With interest rates significantly lower than last year, sales of residential housing have been brisk. The number of loans for non-AHFC lenders climbed 35 percent. AHFC reported 2,202 loans, a gain of 25 percent.
- AHFC's average loan value rose slower than for other lenders. For the first half of 2001, the average loan value increased 8 and 12 percent, respectively.
- AHFC financed 44 percent of the single-family loans and 58 percent of the condominium loans reported in the lender survey. AHFC reported more than half of the loans in all areas of the state except Anchorage and Juneau.
- The majority of AHFC loans for purchase in 2000 went to the Anchorage region. The Anchorage Borough received 55 percent. The Fairbanks and MatSu Boroughs garnered 11 and 10 percent respectively.
- Less than two percent of the loans were refinances. Only 36 loans for refinancing were granted, the rest were for purchase.

Urban versus Rural Portfolios

- In the first two quarters of 2001, 13 percent of AHFC's loans were in the rural portfolio, down from 17 percent last year. Rural areas accounted for 14% of AHFC loan volume, down from 19% in 2000.
- For the first half of 2001, loan volume in the urban portfolio rose sharply from \$202 million in 2000 to \$291.9 million in 2000, and increase of 45%. The number of urban loans jumped 455, an increase of 31%.
- The number and volume of loans in the rural portfolio was reduced by three percent. All of the loans granted were for single-family homes. The volume of loans so far this year, \$45.7 million, was down \$1.5 million from 1999.

AHFC Average Loan Amount and Sales Prices

- The average AHFC loan for purchase of a single-family home was \$142,740 on a sales price of \$160,909. Condominium loans averaged \$90,595 on a sales price of \$98,738. Compared to the first half of 2000, the average loan for single-family residences dropped by 2.3% while average loans for condominiums rose by 6.5%.
- The average sales price for purchase of a single-family home financed through AHFC declined by 2.9%. In contrast, the sales price for all other lenders increased by 15 percent.
- Condominium prices rose 10.3%, due to a sharp increase in prices for the Anchorage market. The Anchorage area accounted for nearly nine out of ten AHFC loans. Other lenders saw a similar increase both statewide and in Anchorage.
- The loan-to-value ratio for condominiums decreased from 95.0 in 2000 to 91.8 for the first half of 2001.

AHFC Portfolio

Tables and Charts

Price Range Summary
AHFC Condominium and Single-Family Loans
2001 2nd Qtr

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

1st Qtr 2001

House Purchase Price Range	Number of Loans	Avg Monthly Income of Buyer (\$)	Median Total Purchase Price (\$)	Average Loan-to-Value Ratio	Number of First-Time Homebuyers	Total Loan Volume (\$)
Less than \$80,001	72	\$3,125	\$65,027	95.6	64	\$4,487,497
\$80,001 - 120,000	193	\$3,575	\$102,257	96.8	177	\$19,090,027
\$120,001 - 140,000	169	\$4,145	\$131,577	96.1	152	\$21,359,565
\$140,001 - 160,000	144	\$4,876	\$151,025	95.7	115	\$20,815,068
\$160,001 - 180,000	140	\$5,238	\$172,434	94.1	118	\$22,725,726
\$180,001 - 200,000	72	\$5,789	\$190,838	90.4	43	\$12,418,556
\$200,001 - 220,000	41	\$6,096	\$213,094	81.8	24	\$7,145,520
Greater than \$220,000	88	\$9,086	\$290,142	76.1	25	\$19,254,861
Total	919	\$4,915	\$ 152,940.00	92.8	718	\$127,296,820

2nd Qtr 2001

House Purchase Price Range	Number of Loans	Avg Monthly Income of Buyer (\$)	Median Total Purchase Price (\$)	Average Loan-to-Value Ratio	Number of First-Time Homebuyers	Total Loan Volume (\$)
Less than \$80,001	67	\$2,821	\$65,000	94.5	58	\$4,083,288
\$80,001 - 120,000	201	\$3,528	\$105,900	96.9	180	\$20,294,320
\$120,001 - 140,000	209	\$4,082	\$129,597	96.4	188	\$26,230,031
\$140,001 - 160,000	166	\$5,236	\$150,000	96.2	139	\$24,072,120
\$160,001 - 180,000	128	\$5,705	\$173,700	94.1	94	\$20,764,928
\$180,001 - 200,000	99	\$6,409	\$190,000	92.9	74	\$17,530,871
\$200,001 - 220,000	46	\$6,101	\$208,000	89.0	25	\$8,590,068
Greater than \$220,000	94	\$8,716	\$254,813	79.8	26	\$20,990,169
Total	1,010	\$5,035	\$144,900	93.8	784	\$142,555,795

Income Summary
AHFC Condominium and Single-Family Loans
2001 2nd Qtr

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

1st Qtr 2001

Monthly Income	Median Family Income Level	Number of Loans	Median Purchase Price (\$)	Average Loan-to-Value Ratio	Number of First-Time Homebuyers	Total Loan Volume (\$)
Less than \$899	Less than 20%	0	\$0	0	0	\$0
\$899 - 1,795	20 - 39%	14	\$97,307	81.3	12	\$999,128
\$1,796 - 2,694	40 - 59%	81	\$97,319	94.1	73	\$7,251,610
\$2,695 - 3,592	60 - 79%	183	\$120,013	95.1	169	\$20,697,911
\$3,593 - 4,490	80 - 99%	204	\$143,221	94.4	178	\$27,178,800
\$4,491 - 5,389	100 - 119%	156	\$158,451	93.2	121	\$22,617,061
\$5,390 - 6,287	120 - 139%	94	\$171,019	94.2	65	\$14,891,360
\$6,288 - 7,184	140 - 159%	84	\$176,455	90.4	56	\$13,159,774
\$7,185 and Up	160% and Up	103	\$237,974	86.4	44	\$20,501,176
Total		919	\$152,940	92.8	718	\$127,296,820

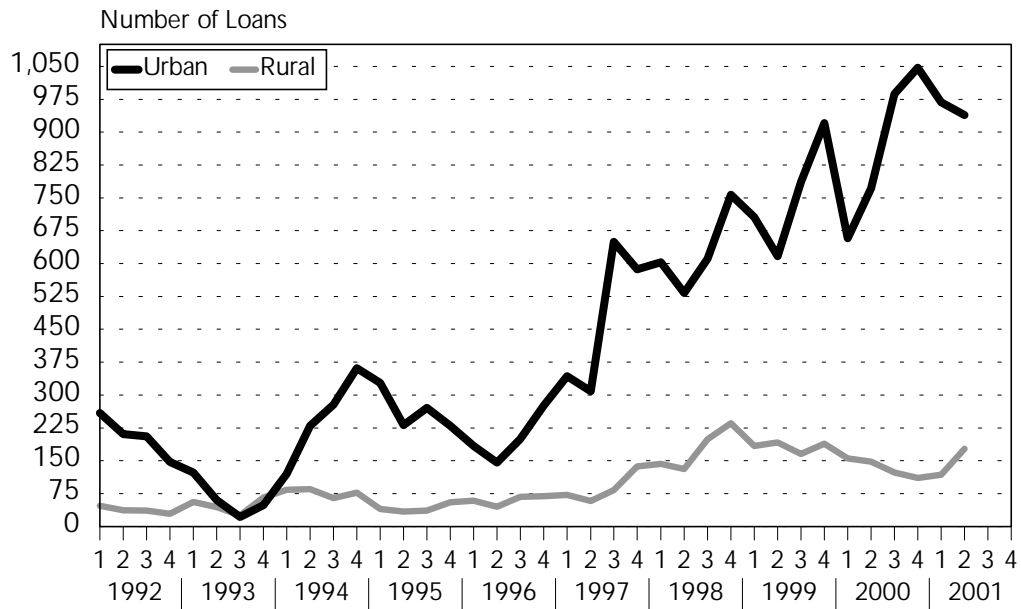
2nd Qtr 2001

Monthly Income	Median Family Income Level	Number of Loans	Median Purchase Price (\$)	Average Loan-to-Value Ratio	Number of First-Time Homebuyers	Total Loan Volume (\$)
Less than \$899	Less than 20%	0	\$0	0	0	\$0
\$899 - 1,795	20 - 39%	15	\$74,000	89.8	15	\$1,095,537
\$1,796 - 2,694	40 - 59%	113	\$99,000	93.5	107	\$10,468,430
\$2,695 - 3,592	60 - 79%	187	\$122,000	95.7	168	\$21,753,799
\$3,593 - 4,490	80 - 99%	189	\$139,000	94.9	172	\$25,569,042
\$4,491 - 5,389	100 - 119%	167	\$146,225	94.3	126	\$23,831,710
\$5,390 - 6,287	120 - 139%	119	\$167,000	94.1	87	\$18,770,124
\$6,288 - 7,184	140 - 159%	61	\$180,000	92.5	34	\$10,691,457
\$7,185 and Up	160% and Up	159	\$195,000	90.9	75	\$30,375,696
Total		1,010	\$144,900	93.8	784	\$142,555,795

AHFC Loans Purchased

Urban vs. Rural

1st Qtr 1992 - 2nd Qtr 2001



Includes loans for purchase of a single-family home or condominium.

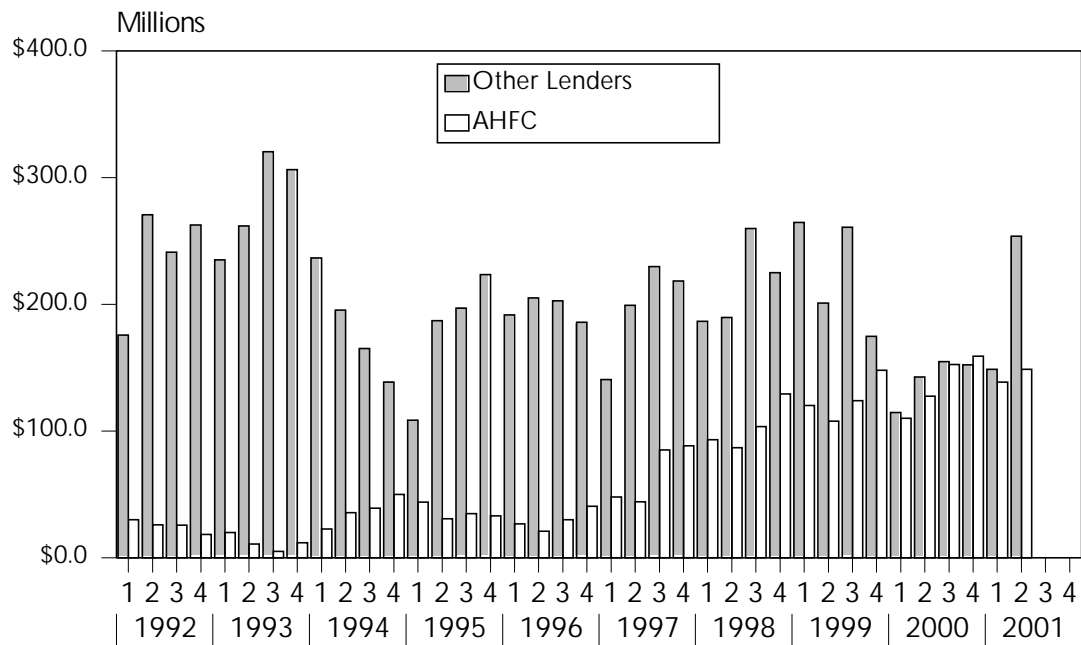
Excludes refinanced loans.

Source: Alaska Housing Finance Corp.

Dollar Volume of Loans for Purchase

Single-Family Homes and Condominiums

1st Qtr 1992 - 2nd Qtr 2001



Excludes refinanced loans.

Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Section 3 Alaska Multiple Listing Service Information

Unless the Municipality of Anchorage is specified, data reported as 'Anchorage' includes all properties statewide reported to the Anchorage Multiple Listing Service.

- The tight housing market in Anchorage continues in the first half of 2001. Sales of single-family homes were up 25 percent from the prior year while the number of listings remained about the same. The average days on market improved by seven days to 84. The additional pressure on housing inventories has not shown up in the average sales price, which remained largely unchanged from year-ago levels.
- Anchorage sales of condominiums rose at a faster rate than listings for the first and second quarters indicating an increase in demand. Sales were up by 52 percent while listings increased by 35 percent. The average price of condominiums rose for the seventh year in a row to reach \$106,222.
- Anchorage MLS recorded 1,869 sales of single-family residences year-to-date, the highest level in over a decade. Condominium sales rebounded from a lackluster 2000. The 611 units sold in the first and second quarters of this year were the highest quantity since 1990.
- The housing market in Fairbanks heated up in the first half of 2001. The number of single-family homes sold increased by 18 percent from the prior year with the average sales price reaching a new high of \$148,912. Thirty-five condominiums were sold year-to date, 16 percent higher than in 2000. The average sales price for condominiums gained back all the ground lost in 2000, coming in at \$79,391 for the first six months.
- Mat-Su MLS reported a record first half for 2001 with 570 sales. The average price was the second highest recorded, less than \$1,000 off the record set six months ago. Average days on market plummeted to 59 for the second quarter.
- For the first half of 2001, the real estate market in the Upper Kenai area was robust. In Kenai 372 single-family homes were sold at an average price of \$118,799.
- The number of single-family, condominium, and mobile homes sold in Kodiak through the Anchorage MLS dropped 20 percent from the prior year. Activity in the first quarter was slow with only four sales reported versus 10 in 2000. Average prices remained stable at \$139,877.
- A substantial increase in the number of single-family properties sold in the

first quarter boosted the total number of houses sold by the Juneau MLS. For the first half of 2001, 109 sales were made, 36 percent more than the same period of 2000. The average sales price also increased, from \$188,428 for the first six months of 2000 to \$217,465 for 2001.

- The condominium market in Juneau remains stable although demand seems to be weakening. Inventories continue to shrink with the number of active listings down 46 percent from the prior year. The average days on market grew 21 percent to reach 98 days for the first half of the year, up from 81. Sales prices have softened slightly from two years ago but remain on par with 2000.

MLS Activity

Tables and Charts

Anchorage MLS--All Activity Reported Statewide Single-Family Residential Listing and Sales¹

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Active Listings			Sales Closed						
Qtr/Yr	YTD	Number	Sales-as- %-Listings	YTD	Number	Volume (\$)	Avg. Price (\$)	Sale/List Price (%)	Avg. Days on Market ⁵
2Q2001	2,880	1,555	69.1	1,869	1,075	176,983,304	164,636	98.0	80
1Q2001	1,325	1,325	59.9	794	794	146,000,025	183,879	98.0	90
4Q2000	6,027	1,419	63.5	3,463	901	162,407,103	180,252	98.1	81
3Q2000	4,608	1,741	61.1	2,562	1,064	186,272,860	175,068	97.9	73
2Q2000	2,867	1,527	57.4	1,498	876	156,127,796	178,228	98.0	84
1Q2000	1,340	1,340	46.4	622	622	104,889,462	168,633	98.0	100
4Q1999 ²	N/A	N/A	N/A	3,716	1,229	191,971,018	156,201	100.3	111
3Q1999	3,740	1,265	76.7	2,487	970	173,049,386	178,401	98.7	72
2Q1999	2,475	1,355	62.5	1,517	847	151,495,045	178,861	98.2	71
1Q1999	1,120	1,120	59.8	670	670	114,236,749	170,503	97.1	74
4Q1998 ³	4,419	1,027	87.0	3,294	893	155,568,680	174,209	98.6	69
3Q1998	3,392	1,283	77.2	2,401	991	177,652,225	179,266	98.3	65
2Q1998	2,109	1,179	66.6	1,410	785	133,569,910	170,153	98.7	71
1Q1998	930	930	67.2	625	625	105,276,089	168,442	96.6	79
4Q1997	4,537	925	97.0	3,381	897	145,247,808	161,926	97.8	73
3Q1997	3,612	1,212	88.2	2,484	1,069	174,426,311	163,168	98.1	70
2Q1997	2,400	1,326	63.8	1,415	846	133,806,815	158,164	97.4	76
1Q1997	1,074	1,074	53.0	569	569	91,134,000	160,165	97.4	70
4Q1996	4,405	995	80.3	3,018	799	125,108,297	156,581	98.1	77
3Q1996	3,410	1,264	68.1	2,219	861	133,201,533	154,706	97.2	70
2Q1996	2,146	1,198	69.9	1,358	837	132,573,864	158,392	97.7	71
1Q1996	948	948	55.0	521	521	80,345,780	154,215	98.4	63
4Q1995	4,213	1,055	64.7	2,844	683	102,957,448	150,743	98.1	63
3Q1995	3,158	1,231	66.9	2,161	824	124,030,339	150,522	98.0	70
2Q1995	1,927	1,069	62.0	1,337	663	102,995,479	155,348	100.6	77
1Q1995	858	858	78.6	674	674	91,268,540	135,413	98.3	82
4Q1994	4,521	1,130	63.0	2,714	712	102,721,276	144,271	98.3	82
3Q1994	3,391	1,417	53.1	2,002	753	118,103,522	156,844	102.1	85
2Q1994	1,974	1,154	56.2	1,249	648	109,685,511	169,268	111.3	100
1Q1994	820	820	73.3	601	601	86,154,566	143,352	98.6	97
4Q1993	4,652	900	88.2	2,883	794	113,498,110	142,945	98.9	79
3Q1993	3,752	1,238	72.2	2,089	894	128,679,270	143,937	98.3	85
2Q1993	2,514	1,347	51.9	1,195	699	96,245,978	137,691	97.8	96
1Q1993	1,167	1,167	42.5	496	496	67,176,864	135,437	98.0	97
4Q1992	6,119	1,447	47.2	2,426	683	91,180,682	133,500	98.2	85
3Q1992	4,672	1,882	34.5	1,743	649	88,386,414	136,189	97.6	87
2Q1992	2,790	1,590	40.9	1,094	650	86,490,801	133,063	98.6	89
1Q1992	1,200	1,200	37.0	444	444	60,127,233	135,422	98.0	89
4Q1991	5,370	1,444	45.1	2,397	651	84,275,779	129,456	98.4	N/A
3Q1991	3,926	1,681	39.5	1,746	664	86,153,629	129,749	98.2	N/A
2Q1991	2,245	1,353	48.9	1,082	661	79,224,449	119,855	98.6	N/A
1Q1991	892	892	47.2	421	421	53,586,862	127,285	98.3	N/A
4Q1990	4,479	1,016	63.8	2,514	648	95,135,173	146,814	104.2	N/A
3Q1990	3,463	1,244	55.3	1,866	688	80,341,032	116,775	98.2	N/A
2Q1990	2,219	1,150	52.9	1,178	608	66,982,623	110,169	97.2	N/A
1Q1990	1,069	1,069	53.3	570	570	56,543,107	99,198	96.0	N/A
4Q1989 ⁴	6,181	1,356	29.5	1,987	400	40,811,865	102,030	96.3	N/A
3Q1989	4,825	1,635	34.7	1,587	567	63,407,046	111,829	96.8	N/A
2Q1989	3,190	1,660	33.0	1,020	548	54,090,968	98,706	96.3	N/A
1Q1989	1,530	1,530	30.8	472	472	49,981,987	105,894	96.6	N/A
4Q1988	7,683	1,724	28.7	1,787	494	48,093,734	97,356	95.6	N/A
3Q1988	5,959	2,012	24.7	1,293	497	53,373,024	107,390	95.2	N/A
2Q1988	3,947	1,995	21.6	796	430	48,601,706	113,027	95.6	N/A
1Q1988	1,952	1,952	18.8	366	366	40,770,802	111,396	94.2	N/A

Notes:

¹ Single-family residences include single-family homes, single-family homes with apartments, zero-lot lines, and mobile homes.

² Data for fourth quarter 1999 include activity for first through third quarters that was reported late.

³ The number of sales, volume of sales, and average price for all quarters of 1998 were revised in April 2000.

Active listings data for the 4th quarter of 1998 do not include information for December 1998.

⁴ Sales closed for the 4th quarter of 1989 do not include information for the month of October 1989.

⁵ The annual average days on market for sold listings was 114 in 1988, 111 in 1989 and 101 in 1990. Data not available for 1991.

These numbers include data for residential properties sold statewide that are reported to Anchorage MLS.

Source: Anchorage Multiple Listing Service.

Anchorage MLS--All Activity Reported Statewide Condominium Listing and Sales

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Active Listings			Sales Closed						
Qtr/Yr	YTD	Number	Sales-as- %-Listings	YTD	Number	Volume (\$)	Avg. Price (\$)	Sale/List Price (%)	Avg. Days on Market
2Q2001	717	396	76.3	611	302	34,223,391	113,322	N/A	85
1Q2001	321	321	96.3	309	309	30,678,450	99,283	N/A	118
4Q2000	1,240	335	30.4	750	102	11,396,792	111,733	N/A	104
3Q2000	905	374	65.8	648	246	23,166,306	94,172	N/A	91
2Q2000	531	320	74.7	402	239	23,138,073	96,812	N/A	94
1Q2000	211	211	77.3	163	163	14,755,336	90,524	N/A	121
4Q1999	N/A	N/A	N/A	955	256	24,053,915	93,961	N/A	N/A
3Q1999	1,154	390	66.4	699	259	24,281,674	93,752	N/A	124
2Q1999	764	409	55.5	440	227	21,927,601	96,597	N/A	104
1Q1999	355	355	60.0	213	213	20,765,196	97,489	N/A	N/A
4Q1998	1,306	325	77.8	873	253	23,812,789	94,122	N/A	108
3Q1998	981	398	55.8	620	222	20,243,950	91,189	N/A	88
2Q1998	583	310	70.3	398	218	19,056,517	87,415	N/A	87
1Q1998	273	273	65.9	180	180	14,472,170	80,401	N/A	101
4Q1997	1,317	279	82.1	783	229	20,745,990	90,594	N/A	135
3Q1997	1,038	363	50.4	554	183	15,730,319	85,958	N/A	118
2Q1997	675	368	61.1	371	225	19,660,983	87,382	N/A	109
1Q1997	307	307	47.6	146	146	11,281,574	77,271	N/A	119
4Q1996	1,187	281	54.1	662	152	11,985,178	78,850	N/A	106
3Q1996	906	335	55.2	510	185	15,564,410	84,132	96.82	95
2Q1996	571	318	63.5	325	202	16,783,791	83,088	96.43	94
1Q1996	253	253	48.6	123	123	9,878,848	80,316	97.02	105
4Q1995	1,367	298	43.6	575	130	11,245,110	86,501	97.70	161
3Q1995	1,069	362	41.4	445	150	12,507,000	83,380	97.55	131
2Q1995	707	366	39.3	295	144	11,053,698	76,762	97.62	144
1Q1995	341	341	44.3	151	151	13,135,459	86,990	98.39	147
4Q1994	1,373	399	43.4	561	173	13,156,701	76,050	98.44	126
3Q1994	974	388	34.3	388	133	9,772,033	73,474	98.54	91
2Q1994	586	343	41.1	255	141	11,532,233	81,789	97.30	112
1Q1994	243	243	46.9	114	114	9,061,221	79,484	97.95	136
4Q1993	1,330	236	73.7	582	174	13,991,850	80,413	96.73	132
3Q1993	1,094	350	48.3	408	169	12,909,546	76,388	97.81	133
2Q1993	744	381	42.8	239	163	11,627,154	71,332	96.90	120
1Q1993	363	363	20.9	76	76	5,148,310	67,741	96.78	141
4Q1992	1,617	359	30.9	440	111	9,219,052	83,055	101.72	151
3Q1992	1,258	458	24.2	329	111	8,151,100	73,433	96.54	127
2Q1992	800	479	28.6	218	137	11,275,610	82,304	96.82	111
1Q1992	321	321	25.2	81	81	4,899,443	60,487	96.63	128
4Q1991	1,102	321	47.0	573	151	9,755,924	64,609	97.25	117
3Q1991	781	328	40.9	422	134	8,159,796	60,894	97.14	103
2Q1991	453	277	57.8	288	160	10,706,226	66,914	95.52	116
1Q1991	176	176	72.7	128	128	6,785,219	53,010	99.72	152
4Q1990	1,413	207	107.7	1,358	223	12,992,230	58,261	100.43	175
3Q1990	1,206	250	116.4	1,135	291	13,471,129	46,293	101.21	217
2Q1990	956	361	115.5	844	417	15,038,842	36,064	96.57	296
1Q1990	595	595	71.8	427	427	15,146,702	35,472	94.46	430
4Q1989	5,631	1,104	37.1	1,176	410	11,833,551	28,862	88.11	452
3Q1989	4,527	1,513	19.5	766	295	11,175,941	37,885	92.60	418
2Q1989	3,014	1,499	17.5	471	263	10,543,218	40,088	88.29	371
1Q1989	1,515	1,515	13.7	208	208	7,719,113	37,111	85.63	332
4Q1988	5,396	1,438	N/A	506	160	6,404,362	40,027	88.72	303
3Q1988	3,958	1,474	N/A	346	145	6,305,195	43,484	90.01	257
2Q1988	2,484	1,301	N/A	201	106	5,470,493	51,608	91.98	244
1Q1988	1,183	1,183	N/A	95	95	5,025,500	52,900	95.26	220

Notes:

Active listings data for the 4th quarter of 1998 do not include information for December 1998.

Days on market through 1st quarter 1999 are based on active listings.

These numbers include data for residential properties sold statewide that are reported to Anchorage MLS.

Source: Anchorage Multiple Listing Service.

Fairbanks North Star Borough
Single-Family Residences Listing and Sales

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Active Listings			Sales Closed						
Qtr/Yr	YTD	Number	Sales-as- %-Listings	YTD	Number	Volume (\$)	Avg. Price (\$)	Sale/List Price (%)	Avg. Days on Market
2Q2001	475	250	78.8	317	197	28,890,518	91,137	98.8	135
1Q2001	225	225	53.3	120	120	18,314,737	152,623	97.5	145
4Q2000	1,157	204	79.4	616	162	21,914,513	135,275	98.37	117
3Q2000	953	278	66.9	454	186	24,928,048	134,022	98.64	118
2Q2000	675	347	52.7	268	183	25,715,799	140,523	98.00	129
1Q2000	328	328	25.9	85	85	11,175,843	131,481	97.00	154
4Q1999	369	71	218.3	651	155	20,633,226	133,118	98.00	124
3Q1999	298	82	257.3	496	211	29,856,510	141,500	112.00	109
2Q1999	216	124	146.0	285	181	27,099,351	149,720	108.00	111
1Q1999	92	92	113.0	104	104	13,952,850	134,162	98.00	152
4Q1998	N/A	N/A	N/A	653	193	25,917,514	134,287	N/A	123
3Q1998	N/A	N/A	N/A	460	227	32,058,342	141,226	N/A	114
2Q1998	492	269	56.5	233	152	20,270,015	133,355	N/A	116
1Q1998	223	223	36.3	81	81	9,137,997	112,815	N/A	N/A
4Q1997	N/A	N/A	N/A	629	170	19,465,850	114,505	N/A	N/A
3Q1997	N/A	N/A	N/A	459	187	21,648,055	115,765	N/A	N/A
2Q1997	N/A	N/A	N/A	272	191	24,577,689	128,679	N/A	N/A
1Q1997	N/A	N/A	N/A	81	81	8,668,215	107,015	N/A	N/A
4Q1996 (est)	934	232	73.3	649	170	19,465,850	114,505	93.3	84
3Q1996	702	281	68.7	479	193	21,653,398	112,193	94.3	72
2Q1996	421	257	67.3	286	173	18,635,537	107,719	93.9	80
1Q1996	164	164	68.9	113	113	11,872,963	105,070	91.7	96
4Q1995	787	183	83.6	667	153	15,733,821	102,835	93.3	89
3Q1995	604	253	79.4	514	201	21,760,251	108,259	97.0	64
2Q1995	351	208	84.1	313	175	19,147,942	107,572	95.5	63
1Q1995	143	143	96.5	138	138	15,263,504	110,605	97.3	85
4Q1994	916	318	58.5	712	186	18,285,120	98,307	95.6	79
3Q1994	598	275	80.4	526	221	22,694,773	102,691	96.7	61
2Q1994	323	222	74.8	305	166	17,589,109	105,958	98.1	61
1Q1994	101	101	137.6	139	139	14,087,103	101,346	98.0	84
4Q1993	816	160	144.4	705	231	24,708,625	106,963	97.2	72
3Q1993	656	234	99.6	474	233	24,169,070	103,729	97.8	67
2Q1993	422	247	60.3	241	149	14,424,312	96,807	97.7	99
1Q1993	175	175	52.6	92	92	8,617,602	93,669	96.1	128
4Q1992	943	208	115.9	816	241	22,701,437	94,196	97.6	85
3Q1992	735	298	82.9	575	247	23,010,541	93,160	97.7	96
2Q1992	437	255	65.9	328	168	12,972,210	77,215	97.2	132
1Q1992	182	182	87.9	160	160	11,730,685	73,316	97.1	135
4Q1991	1,191	293	63.1	736	185	14,701,722	79,469	97.7	95
3Q1991	898	382	57.1	551	218	18,032,493	82,718	95.3	70
2Q1991	516	319	63.0	333	201	15,994,526	79,575	97.0	82
1Q1991	197	197	67.0	132	132	11,105,524	84,133	97.1	90
4Q1990	N/A	N/A	N/A	600	151	12,326,389	81,632	95.0	81
3Q1990	N/A	N/A	N/A	449	166	13,704,641	82,558	96.0	86
2Q1990	N/A	N/A	N/A	283	149	11,120,632	74,635	96.0	98
1Q1990	N/A	N/A	N/A	134	134	9,976,022	74,448	92.0	117
4Q1989	N/A	N/A	N/A	582	176	13,231,792	75,181	96.0	98
3Q1989	N/A	N/A	N/A	406	170	13,162,590	77,427	97.0	92
2Q1989	N/A	N/A	N/A	236	146	11,084,026	75,918	95.0	107
1Q1989	N/A	N/A	N/A	90	90	6,927,990	76,978	97.0	108

Notes:

Single-family residences exclude zero-lot lines, modular and mobile homes.

Source: Greater Fairbanks Board of Realtors

Fairbanks North Star Borough Condominium & Townhouse Listings and Sales

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Active Listings			Sales Closed						
Qtr/Yr	YTD	Number	Sales-as- %Listings	YTD	Number	Volume (\$)	Avg. Price (\$)	Sale/List Price (%)	Avg. Days on Market
2Q2001	57	26	80.8	35	21	1,687,900	80,376	98.70	284
1Q2001	31	31	45.2	14	14	1,090,800	77,914	98.56	286
4Q2000	133	35	40.0	65	14	979,700	69,979	98.65	172
3Q2000	98	34	61.8	51	21	1,564,835	74,516	97.55	130
2Q2000	64	31	64.5	30	20	1,370,800	68,540	98.00	182
1Q2000	33	33	30.3	10	10	613,500	61,350	98.00	158
4Q1999	43	2	550.0	57	11	790,700	71,882	98.00	178
3Q1999	41	7	242.9	46	17	1,427,050	83,944	99.00	142
2Q1999	34	22	95.5	29	21	1,472,500	70,119	99.00	112
1Q1999	12	12	66.7	8	8	557,750	69,719	98.00	71
4Q1998	N/A	N/A	N/A	N/A	15	1,097,250	73,150	N/A	162
3Q1998	N/A	N/A	N/A	N/A	18	1,366,900	75,939	N/A	82
2Q1998	N/A	N/A	N/A	N/A	7	478,424	68,346	N/A	140
1Q1998 ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4Q1997	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3Q1997	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2Q1997	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1Q1997	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4Q1996 (est)	57	15	86.7	67	13	819,169	63,013	94.6	90
3Q1996	42	17	141.2	54	24	1,419,266	59,136	95.1	48
2Q1996	25	16	143.8	30	23	1,496,616	65,070	97.4	49
1Q1996	9	9	77.8	7	7	463,700	66,242	95.4	238
4Q1995	68	7	200.0	55	14	930,500	66,464	97.0	158
3Q1995	61	19	73.7	41	14	1,092,100	78,007	98.0	137
2Q1995	42	22	81.8	27	18	1,217,700	67,650	96.4	63
1Q1995	20	20	45.0	9	9	683,250	75,916	95.9	84
4Q1994	62	22	50.0	58	11	742,700	67,518	99.5	45
3Q1994	40	16	93.8	47	15	1,034,500	68,966	96.7	61
2Q1994	24	16	100.0	32	16	959,000	59,937	98.1	91
1Q1994	8	8	200.0	16	16	909,900	56,868	97.3	68
4Q1993	63	12	108.3	46	13	713,000	54,846	96.2	118
3Q1993	51	19	68.4	33	13	998,350	76,796	97.5	68
2Q1993	32	21	61.9	20	13	837,490	64,422	97.3	113
1Q1993	11	11	63.6	7	7	407,500	58,214	97.5	69
4Q1992	71	13	130.8	69	17	1,104,875	64,992	92.0	78
3Q1992	58	18	122.2	52	22	1,138,250	51,738	96.8	155
2Q1992	40	20	60.0	30	12	520,400	43,366	94.6	179
1Q1992	20	16	112.5	18	18	978,900	54,383	133.2	183
4Q1991	92	23	47.8	54	11	604,756	54,978	97.5	107
3Q1991	69	27	70.4	43	19	1,042,000	54,842	97.7	51
2Q1991	42	22	45.5	24	10	578,100	57,810	97.5	103
1Q1991	20	9	155.6	14	14	754,000	53,857	97.5	137
4Q1990	N/A	N/A	N/A	78	12	632,750	52,729	100.0	166
3Q1990	N/A	N/A	N/A	66	16	621,900	38,869	98.0	150
2Q1990	N/A	N/A	N/A	50	30	1,171,856	39,062	97.0	117
1Q1990	N/A	N/A	N/A	20	20	786,277	39,314	98.0	110
4Q1989	N/A	N/A	N/A	107	32	1,238,650	38,708	100.0	141
3Q1989	N/A	N/A	N/A	75	26	994,950	38,267	96.0	131
2Q1989	N/A	N/A	N/A	49	24	939,000	39,125	97.0	69
1Q1989	N/A	N/A	N/A	25	25	855,361	34,214	92.0	158

Notes:

¹ Data for all of 1997 and 1st quarter of 1998 are not available from Fairbanks MLS due to computer problems.

Source: Greater Fairbanks Board of Realtors.

Juneau Borough

Single-Family Residential Listings and Sales ¹

Alaska Housing Market Indicators 2001

Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Qtr/Yr	Active Listings ²		Sales Closed							
	YTD	Active List Number	Sales-as-%-Listings	YTD	Number of Sales	Volume Sold (\$)	Avg Sale Price (\$)	List Volume (\$)	Sale/List Price (%)	Avg. Days on Market
2Q2001	145	89	65.2	109	58	12,096,651	208,563	12,227,700	98.9	99
1Q2001	56	56	91.1	51	51	11,348,850	222,526	11,613,430	97.7	81
4Q2000	298	66	68.2	151	45	9,610,775	213,573	9,892,500	97.2	77
3Q2000	232	94	27.7	106	26	5,319,701	204,604	5,468,801	97.3	74
2Q2000	138	78	69.2	80	54	10,370,150	192,040	10,586,200	98.0	64
1Q2000	60	60	43.3	26	26	4,704,050	180,925	4,802,700	97.9	106
4Q1999	N/A	51	80.4	171	41	8,284,400	202,059	N/A	96.7	N/A
3Q1999	N/A	N/A	N/A	130	61	13,786,600	226,010	N/A	N/A	N/A
2Q1999	130	70	48.6	69	34	6,031,900	177,409	N/A	N/A	N/A
1Q1999	60	60	58.3	35	35	6,790,200	194,006	N/A	N/A	N/A
4Q1998	N/A	60	75.0	N/A	45	8,040,880	178,686	N/A	N/A	N/A

Notes:

¹ Single-family includes single-family residence, single-family with apartment, and attached homes.

Excludes mobile homes and duplex and other multi-family buildings.

² Listings data is for end of quarter.

Data prior to fourth quarter 1998 are not available.

Source: Juneau Multiple Listing Service.

Juneau Borough

Condominium & Townhouse Listings and Sales

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Qtr/Yr	Active Listings ²		Sales Closed							
	YTD	Active List Number	Sales-as-%-Listings	YTD	Number of Sales	Volume Sold (\$)	Avg Sale Price (\$)	List Volume (\$)	Sale/List Price (%)	Avg. Days on Market
2Q2001	21	13	92.3	22	12	1,183,850	98,654	1,220,250	97.0	91
1Q2001	8	8	125.0	10	10	1,098,500	109,850	1,121,900	97.9	106
4Q2000	74	11	118.2	49	13	1,123,300	86,408	1,182,500	95.0	60
3Q2000	63	24	50.0	36	12	1,248,600	104,050	1,282,000	97.4	37
2Q2000	39	22	77.3	24	17	1,801,600	105,976	1,824,900	98.7	97
1Q2000	17	17	41.2	7	7	693,500	99,071	711,400	97.5	43
4Q1999	N/A	15	100.0	67	15	1,553,553	103,570	N/A	N/A	N/A
3Q1999	N/A	N/A	N/A	52	21	2,412,100	114,862	N/A	N/A	N/A
2Q1999	49	24	79.2	31	19	2,025,300	104,183	N/A	N/A	N/A
1Q1999	25	25	48.0	12	12	1,393,300	113,164	N/A	N/A	N/A
4Q1998	N/A	34	20.6	N/A	7	618,000	88,286	N/A	N/A	N/A

Notes:

¹ Listings data is for end of quarter.

Data prior to fourth quarter 1998 are not available.

Source: Juneau Multiple Listing Service.

Kenai Peninsula Borough
Single-Family Residential Listing and Sales

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Active Listings			Sales Closed						
Qtr/Yr	YTD	Number	Sales-as- %-Listings	YTD	Number	Volume (\$)	Avg. Price (\$)	Sale/List Price (%)	Avg. Days on Market ²
2Q2001	2311	1,236	12.3	227	152	19,554,797	128,650	84.36	170
1Q2001	1075	1,075	7.0	75	75	9,113,736	121,516	78.91	205
4Q2000	1,782	405	25.7	372	104	12,407,847	119,306	96.75	208
3Q2000	1,377	509	22.2	268	113	13,494,251	119,418	N/A	182
2Q2000	868	473	18.8	155	89	10,196,375	114,566	N/A	192
1Q2000	395	395	16.7	66	66	8,094,830	122,649	N/A	219
4Q1999 ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3Q1999	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2Q1999	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1Q1999	394	394	13.2	52	52	5,444,557	104,703	N/A	216
4Q1998	1,040	253	26.5	202	67	8,020,151	119,704	N/A	126
3Q1998	787	304	18.4	135	56	7,152,300	127,720	N/A	119
2Q1998	483	286	16.1	79	46	5,651,892	122,867	N/A	158
1Q1998	197	197	16.8	33	33	4,030,937	122,150	N/A	197
4Q1997	961	189	24.9	220	47	6,933,237	147,516	N/A	170
3Q1997	772	246	34.1	173	84	11,021,404	131,207	98.79	165
2Q1997	526	278	17.3	89	48	5,014,750	104,474	96.37	159
1Q1997	248	248	16.5	41	41	4,050,279	98,787	95.82	166
4Q1996	1,111	198	29.8	285	59	5,988,609	101,502	N/A	121
3Q1996	913	313	27.2	226	85	8,503,029	100,036	96.10	169
2Q1996	600	331	25.7	141	85	8,861,408	104,252	97.11	169
1Q1996	269	269	20.8	56	56	5,581,755	99,674	93.43	177
4Q1995	1,090	280	35.0	333	98	9,784,317	99,840	96.12	173
3Q1995	810	298	33.2	235	99	8,547,032	86,334	96.29	149
2Q1995	512	276	32.2	136	89	9,022,900	101,381	97.29	182
1Q1995	236	236	19.9	47	47	4,777,700	101,653	95.29	198
4Q1994	1,106	255	30.6	364	78	6,999,688	89,740	96.08	173
3Q1994	851	313	31.3	286	98	9,570,665	97,660	96.48	144
2Q1994	538	305	31.8	188	97	9,487,241	97,807	97.10	142
1Q1994	233	233	39.1	91	91	8,398,078	92,287	96.25	177
4Q1993	1,136	230	40.9	392	94	8,303,894	88,339	96.77	178
3Q1993	906	320	37.8	298	121	12,141,290	100,341	97.93	153
2Q1993	586	317	31.5	177	100	8,647,725	86,477	88.40	153
1Q1993	269	269	28.6	77	77	6,460,025	83,896	96.41	179
4Q1992	1,128	240	24.2	262	58	4,900,345	84,489	96.95	161
3Q1992	888	341	27.3	204	93	7,754,755	83,384	96.66	134
2Q1992	547	324	17.6	111	57	4,263,800	74,804	95.15	131
1Q1992	223	223	24.2	54	54	4,271,420	79,100	95.52	161
4Q1991	1,006	236	34.3	319	81	6,817,227	84,163	96.97	153
3Q1991	770	289	33.9	238	98	7,989,346	81,524	97.13	128
2Q1991	481	252	34.5	140	87	6,769,896	77,815	93.66	137
1Q1991	229	229	23.1	53	53	4,279,228	80,740	100.09	148
4Q1990	971	215	N/A	345	94	7,791,134	82,884	95.80	155
3Q1990	756	275	N/A	251	109	7,906,550	72,537	95.80	146
2Q1990	481	265	N/A	142	78	5,515,450	70,711	95.49	138
1Q1990	216	216	N/A	64	64	4,123,151	64,424	94.91	185

Notes:

¹ Quarterly data not available. Annual data for all of 1999 for Kenai Peninsula Borough are:
number sold, 363; volume sold, \$42,225,855; average price, \$116,325; sales price as % list price, 95.0;
average days on market, 168.

² Days on market calculated from list date to off-market date.

Data prior to 1999 is for Upper Kenai Peninsula only.

Source: Anchorage Multiple Listing Service.

Kodiak Island Borough Single-Family Residential Listing and Sales ¹

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Qtr/Yr	Active Listings		Sales Closed							
	YTD	Number	Sales-as- %-Listings	YTD	Number	Volume (\$)	Avg. Price (\$)	Avg List Price (\$)	Sale/List Price (%)	Avg. Days on Market
2Q2001	57	26	62.3	20	16	2,195,546	137,222	144,806	94.8	329
1Q2001	31	31	12.9	4	4	602,000	150,500	156,850	96.0	100
4Q2000	138	30	40.0	45	12	2,024,998	168,750	174,417	96.8	168
3Q2000	108	35	22.9	33	8	1,206,497	150,812	N/A	N/A	271
2Q2000	73	33	45.5	25	15	2,123,798	141,587	N/A	N/A	74
1Q2000	40	40	25.0	10	10	1,353,699	135,370	N/A	N/A	168
4Q1999 ²	N/A	N/A	N/A	70	34	4,896,971	144,029	N/A	N/A	181
3Q1999	131	44	40.9	36	18	2,661,726	147,874	N/A	N/A	232
2Q1999	87	47	10.6	18	5	893,000	178,600	N/A	N/A	229
1Q1999	40	40	32.5	13	13	1,497,697	115,207	N/A	N/A	319
4Q1998	N/A	57	10.5	29	6	679,500	113,250	N/A	N/A	N/A
3Q1998	N/A	64	23.4	23	15	1,595,604	106,374	N/A	N/A	250
2Q1998	N/A	66	12.1	8	8	1,195,800	149,475	N/A	N/A	269
1Q1998	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes:

¹ Single-family residences include single-family residences, condominiums, and mobile homes.

² For 1999, the sales price as percent of list price was 94.2.

Fourth Quarter 1999 data include sales activity for first through third quarters that was reported late.

Average days on market for Fourth Quarter 1999 are based on listings instead of sales.

Source: Anchorage Multiple Listing Service.

Matanuska-Susitna Borough

Single-Family Residential Listing and Sales ¹

Alaska Housing Market Indicators 2001

Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Active Listings			Sales Closed						
Qtr/Yr	YTD	Number	Sales-as- %-Listings	YTD	Number	Volume (\$)	Avg. Price (\$)	Sale/List Price (%)	Avg. Days on Market
2Q2001	1,142	640	53.3	570	341	49,972,067	146,546	100.0	59
1Q2001	502	502	45.6	229	229	32,871,596	143,544	98.2	106
4Q2000	2,322	505	37.4	1001	189	27,352,607	144,723	97.0	107
3Q2000	1,817	635	54.6	812	347	51,054,025	147,130	97.9	103
2Q2000	1,182	671	42.3	465	284	40,218,505	141,614	98.7	122
1Q2000	511	511	35.4	181	181	25,552,234	141,173	98.2	134
4Q1999	2,405	458	52.8	964	242	34,044,497	140,680	64.9	130
3Q1999	1,947	659	47.2	722	311	43,347,742	139,382	98.2	114
2Q1999	1,288	704	35.9	411	253	36,796,465	145,441	102.3	129
1Q1999	584	584	27.1	158	158	21,327,954	134,987	96.6	128
4Q1998	2,190	487	55.6	947	271	39,435,862	145,520	98.9	96
3Q1998	1,703	606	51.5	676	312	42,912,187	167,621	98.4	85
2Q1998	1,097	657	36.2	364	238	31,533,734	132,495	98.6	82
1Q1998	440	440	28.6	126	126	15,645,332	124,169	98.5	83
4Q1997	1,828	370	54.9	761	203	26,182,535	128,978	97.5	87
3Q1997	1,458	489	50.9	558	249	31,259,100	125,539	97.9	79
2Q1997	969	539	36.2	309	195	23,271,365	119,340	97.3	71
1Q1997	430	430	26.5	114	114	13,013,079	114,150	97.3	98
4Q1996	2,072	405	43.5	607	176	20,265,296	115,144	97.1	79
3Q1996	1,667	615	30.2	431	186	20,179,075	108,490	97.9	60
2Q1996	1,052	621	26.9	245	167	18,170,905	108,808	98.1	77
1Q1996	431	431	18.1	78	78	8,260,356	105,902	96.5	73
4Q1995	1,734	390	39.7	567	155	15,831,229	102,137	97.7	84
3Q1995	1,344	466	38.4	412	179	17,161,288	95,873	97.2	88
2Q1995	878	481	24.7	233	119	11,407,645	95,863	97.7	74
1Q1995	397	397	28.7	114	114	11,145,209	97,765	97.1	106
4Q1994	1,639	363	40.8	579	148	14,082,250	95,150	97.2	91
3Q1994	1,276	497	34.2	431	170	16,492,382	97,014	96.7	78
2Q1994	779	486	31.1	261	151	15,465,607	102,421	96.6	79
1Q1994	293	293	37.5	110	110	10,310,145	93,729	97.4	93
4Q1993	1,563	271	57.6	571	156	14,155,575	90,741	95.9	103
3Q1993	1,292	400	45.3	415	181	16,753,698	92,562	97.2	92
2Q1993	892	477	31.4	234	150	12,972,683	86,485	96.9	105
1Q1993	415	415	20.2	84	84	7,141,869	85,022	96.0	121
4Q1992	2,060	408	31.4	409	128	11,078,468	86,551	96.5	111
3Q1992	1,652	573	15.7	281	90	7,343,620	81,596	97.5	98
2Q1992	1,079	619	16.8	191	104	8,055,392	77,456	97.1	101
1Q1992 ³	460	460	18.9	87	87	6,670,318	76,670	96.2	131
4Q1991	1,936	425	26.8	525	114	8,344,855	73,200	97.8	134
3Q1991	1,511	565	25.5	411	144	10,204,110	70,862	97.3	110
2Q1991	946	533	32.3	267	172	11,604,714	67,469	98.5	113
1Q1991	413	413	23.0	95	95	6,226,972	65,547	97.7	149
4Q1990	1,680	333	44.4	713	148	10,794,104	72,933	109.6	184
3Q1990	1,347	429	43.1	565	185	11,741,817	63,469	97.7	161
2Q1990	918	478	39.5	380	189	10,319,055	54,598	97.8	210
1Q1990	440	440	43.4	191	191	10,057,007	52,654	97.3	281
4Q1989	2,532	478	38.5	602	184	9,738,021	52,924	96.6	318
3Q1989	2,054	617	29.7	418	183	10,872,087	59,410	95.5	295
2Q1989	1,437	728	18.0	235	131	7,222,077	55,130	95.7	283
1Q1989	709	709	14.7	104	104	5,719,756	54,998	95.8	266
4Q1988	2,705	673	17.2	365	116	6,730,875	58,025	95.1	237
3Q1988	2,032	733	18.3	249	134	8,415,589	62,803	96.0	228
2Q1988 ⁴	1,299	714	7.6	115	54	3,194,621	59,160	82.8	220
1Q1988	585	585	10.4	61	61	3,937,750	64,553	92.4	223

Notes:

¹ Data from a small number of condominium sales may be included, but do not significantly impact the dollar values reported.

² Data for November 2000 is not available. Fourth Quarter 2000 reflects only October and December sales.

³ Prior to 1992, average days on market are based on active listings.

⁴ Data for May 1988 are not available. For 2nd quarter 1988, listings are based on the average for April and June and sales are understated.

Source: Valley Board of Realtors Multiple Listing Service.

Number of Bedrooms

MLS 2001

Single-Family Residences Sold ¹

Alaska Housing Market Indicators 2001

Produced for Alaska Housing Finance Corporation By The

State of Alaska Department of Labor, R & A Section

Price Range	Anchorage--All Areas				MatSu			Juneau			Juneau--bath				
	<=2	3	4	5+	<=2	3	4+	<=2	3	4+	1	1.5	2	2.5	3+
Jan															
Under 120,000	27	26	3	1	16	9	1	0	0	0	0	0	0	0	0
120,000 - 139,999	5	27	5	0	3	4	4	0	0	0	0	0	0	0	0
140,000 - 179,999	5	45	17	2	1	12	10	2	4	0	1	1	2	2	0
180,000 and Up	2	33	32	10	1	9	6	0	9	6	0	1	5	4	5
Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	39	131	57	13	21	34	21	2	13	6	1	2	7	6	5
Feb															
Under 120,000	17	14	3	0	5	8	0	0	0	0	0	0	0	0	0
120,000 - 139,999	7	16	2	0	1	4	4	1	0	0	1	0	0	0	0
140,000 - 179,999	3	50	13	1	1	9	8	0	2	1	0	0	2	1	0
180,000+	2	43	53	11	1	6	6	0	6	2	2	0	3	2	1
Unknown	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0
Total	29	123	71	13	8	27	18	2	8	3	4	0	5	3	1
Mar															
Under 120,000	25	15	0	0	10	16	1	0	0	0	0	0	0	0	0
120,000 - 139,999	5	35	2	0	1	8	4	0	0	0	0	0	0	0	0
140,000 - 179,999	3	61	24	2	0	18	6	0	5	0	0	4	1	0	0
180,000+	2	65	62	14	1	10	13	0	8	4	0	0	8	3	0
Unknown	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0
Total	35	177	90	16	12	52	24	0	13	4	0	4	9	3	0
Apr															
Under 120,000	20	26	5	1	10	8	1	0	0	0	0	0	0	0	0
120,000 - 139,999	5	19	6	0	3	14	3	0	0	0	0	0	0	0	0
140,000 - 179,999	4	71	16	2	1	26	9	2	5	1	1	1	4	1	0
180,000+	1	70	59	10	0	9	7	1	6	1	1	2	2	3	1
Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	30	186	86	13	14	57	20	3	11	2	2	3	6	4	1
May															
Under 120,000	32	26	3	1	20	11	1	1	0	0	1	0	0	0	0
120,000 - 139,999	5	39	8	0	1	15	4	0	3	0	0	3	0	0	0
140,000 - 179,999	4	68	32	1	0	24	12	0	5	0	2	0	3	0	0
180,000+	7	62	75	16	2	13	13	0	10	4	0	0	8	2	4
Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	48	195	118	18	23	63	30	1	18	4	3	3	11	2	4
June															
Under 120,000	30	20	2	0	14	16	2	0	0	0	0	0	0	0	0
120,000 - 139,999	6	28	2	0	2	26	5	0	1	0	0	0	1	0	0
140,000 - 179,999	8	78	25	0	2	16	5	1	8	0	2	2	5	1	0
180,000+	5	71	92	14	0	17	10	0	5	3	0	0	2	3	3
Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	49	197	121	14	18	75	22	1	14	3	2	2	8	4	3
1st Half: (January 2001 - June 2001)															
Under 120,000	151	127	16	3	77	54	6	1	0	0	1	0	0	0	0
120,000 - 139,999	33	164	25	0	35	50	24	1	4	0	1	3	1	0	0
140,000 - 179,999	27	373	127	8	19	94	50	5	29	2	6	8	17	5	0
180,000+	19	344	373	75	22	57	55	1	44	20	3	3	28	17	14
Unknown	0	1	2	1	0	0	0	1	0	0	1	0	0	0	0
Total	230	1009	543	87	96	308	135	9	77	22	12	14	46	22	14

Notes:

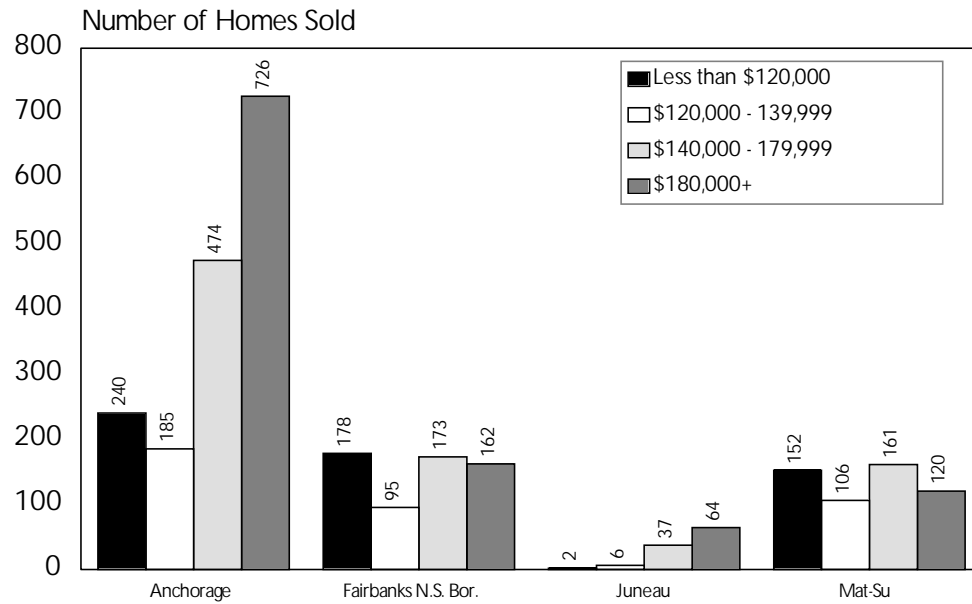
¹ For Anchorage, number is single-family residential listings.

For MatSu, number is single-family residential, detached.

For Juneau, number is single-family residence, attached & detached.

Single-Family Residential Sales by Price Range

1st Half 2001



Notes: Anchorage numbers include data for properties statewide that are reported to Anchorage MLS. Includes single-family homes with apartments, zero-lot lines and mobile homes.

Juneau numbers include mobile homes.

Mat-Su numbers may include a small number of condominiums.

Price data not available for all units.

Source: MLS offices; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Section 4

New Alaska Housing Units

Housing permits were authorized for 44 percent more units in the first half of 2001 than for the same period of 2000. Both the first and second quarters were strong with the number of new housing units for each month of 2001 exceeding those of 2000.

- New housing units were up sharply for all types of dwellings except mobile homes. Statewide, single-family residences were up 18 percent while multi-family units increased 147 percent.
- The total dollar value of new units was \$143.6 million, an increase of 14.5% over the first half of 2000 and 8.7% more than in 1999.
- With the surge in multi-family permits, the ratio of single-family to multi-family units dropped slightly. For the first two quarters of 1999 and 2000, 75 percent of the units were single family while for the same period of 2001 the proportion was 60 percent.
- In Anchorage, permits increased by 82.4%. The majority of growth was in detached single-family houses and duplexes. Single-family homes increased from 373 to 553. Duplex permits jumped from 66 to 332 and have increased every year since 1994.
- In the MatSu Borough, Palmer led the way with 57 housing units. Activity in Wasilla, while still strong, slowed from the prior year to 23 units. The majority of new housing in MatSu is for duplexes and multi-family projects.
- The number of building permits issued in the Juneau Borough remained nearly the same as last year. Detached single-family homes, the largest component of Juneau's residential permit mix, dropped by one-third. Meanwhile, attached single-family units, duplexes, and mobile homes saw modest increases. Multi-family permits for the Juneau Borough remained constant at four units.
- After a slow start, the Fairbanks Borough showed an impressive increase in building permits for the first half of the year. More housing units were authorized in the first and second quarters than for all of 2000. Over half of the permits were for attached single family homes. Fairbanks Borough also saw a dramatic increase in multi-family units. In the first half of 2001, multi-family projects were permitted in five out of six months. In comparison, for the same period of 2000, there was only one month with any activity.
- Nationally, building permits were up a modest 2.9% over last year. The

Western Region showed the greatest increase at seven percent. In all, 831 thousand permits were issued, up from 807 thousand in the first two quarters of 2000.

- Lower interest rates and steady employment spurred construction of new houses.
- One reason for the surge in first quarter new housing units may be due to the milder winter weather. According to the Alaska Climate Research Center the state experienced above normal temperatures with below normal snowfalls in the first quarter of 2001. This may have enabled construction to continue throughout the winter rather than suspend efforts during the season.

Permitting Activity

Tables and Charts

New Housing Units by Type of Structure For Places Reporting Data, Comparison with 2000 Permit Data

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00
Aleutians East Borough																
Akutan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cold Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
King Cove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sand Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aleutians West Census Area																
Atka	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. George	6	0	6	0	0	0	0	0	6	0	6	0	0	0	0	0
St. Paul	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
Unalaska	1	32	2	32	1	16	2	16	0	16	0	16	0	0	0	0
Anchorage, Municipality of Anchorage	631	364	996	546	334	220	553	373	287	119	433	133	10	25	10	40
Bethel Census Area																
Akiachak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Akiak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aniak	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Bethel	11	26	11	29	9	23	9	25	2	2	2	3	0	1	0	1
Cheforak TCHP																
Chuathbaluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eek	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Goodnews Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kwethluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Kalskag	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Napaskiak	5	1	5	1	5	1	5	1	0	0	0	0	0	0	0	0
Nunapitchuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Platinum	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quinhagak/Toksook Bay	0	10	0	10	0	8	0	8	0	2	0	2	0	0	0	0
Bristol Bay Borough																
Bristol Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denali Borough																
Anderson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dillingham Census Area																
Clark's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dillingham	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Ekwok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manokotak	0	4	0	4	0	2	0	2	0	2	0	2	0	0	0	0
Togiak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairbanks North Star Borough																
North Pole	8	0	8	0	0	0	0	0	6	0	6	0	2	0	2	0
Balance of Borough	128	75	178	110	95	66	99	92	33	8	79	17	0	1	0	1
Haines Borough																
Haines City	10	3	12	4	10	3	12	4	0	0	0	0	0	0	0	0
Balance of Borough	1	8	1	10	1	8	1	10	0	0	0	0	0	0	0	0
Juneau Borough																
Juneau	29	28	50	46	23	28	36	41	4	0	10	4	2	0	4	1
Kenai Peninsula Borough																
Homer	13	11	15	15	13	11	15	15	0	0	0	0	0	0	0	0
Kenai	16	19	20	19	16	10	20	10	0	9	0	9	0	0	0	0
Seldovia	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
Seward	0	2	0	3	0	2	0	3	0	0	0	0	0	0	0	0
Soldotna	14	19	14	21	14	19	14	21	0	0	0	0	0	0	0	0
Ketchikan Gateway Borough																

New Housing Units by Type of Structure

For Places Reporting Data, Comparison with 2000 Permit Data

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00
Ketchikan Gateway Borough	9	10	21	24	7	8	14	20	2	2	7	4	0	0	0	0
Kodiak Island Borough																
Akhiok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kodiak City	26	20	31	27	14	16	19	21	4	2	4	4	8	2	8	2
Old Harbor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Lions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake & Peninsula Borough																
Newhalen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nondalton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Heiden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Matanuska-Susitna Borough																
Palmer	46	6	0	9	6	6	13	9	40	0	44	0	0	0	0	0
Wasilla	18	52	57	54	10	18	13	19	8	34	10	35	0	0	0	0
Balance of Borough	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0
Nome Census Area																
Diomedes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Koyuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nome	0	2	0	2	0	0	0	0	0	2	0	2	0	0	0	0
Savoonga	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaktoolik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shismaref	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stebbins	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unalakleet	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0
North Slope Borough																
Atkasuk	0	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0
Barrow	2	10	4	14	2	8	4	12	0	2	0	2	0	0	0	0
Kaktovik	0	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0
Nuiqsut	0	0	0	9	0	0	0	9	0	0	0	0	0	0	0	0
Point Hope	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0
Wainwright	0	0	4	3	0	0	4	3	0	0	0	0	0	0	0	0
Northwest Arctic Borough																
Ambler	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Buckland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kiana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kivalina	12	0	12	0	12	0	12	0	0	0	0	0	0	0	0	0
Kobuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kotzebue	19	0	19	0	2	0	2	0	15	0	15	0	2	0	2	0
Noorvik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selawik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shungnak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prince of Wales-Outer Ketchikan																
Craig	0	1	1	4	0	1	0	2	0	0	0	0	0	0	1	2
Hydaburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kasaan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Klawock	10	8	11	9	10	4	10	5	0	0	0	0	0	4	1	4
Thorne Bay	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Sitka Borough																
City & Borough of Sitka	39	21	52	31	24	13	33	19	11	2	15	4	4	6	4	8
Skagway-Hoonah-Angoon Census Area																
Angoon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hoonah	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pelican	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skagway	10	3	11	8	8	3	9	8	2	0	2	0	0	0	0	0
Tenakee Springs	0	2	2	2	0	2	2	2	0	0	0	0	0	0	0	0

New Housing Units by Type of Structure For Places Reporting Data, Comparison with 2000 Permit Data

Alaska Housing Market Indicators 2001
Produced for Alaska Housing Finance Corporation By The
State of Alaska Department of Labor, R & A Section

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00	2Qtr '01	2Qtr '00	YTD '01	YTD '00
Southeast Fairbanks Census																
Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valdez-Cordova Census Area																
Cordova	1	2	1	3	1	2	1	3	0	0	0	0	0	0	0	0
Valdez	10	14	13	14	10	13	13	13	0	0	0	0	0	1	0	1
Whittier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wade Hampton Census Area																
Alakanuk	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
Emmonak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hooper Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kotlik	0	0	0	19	0	0	0	0	0	0	0	19	0	0	0	0
Pilot Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Russian Mission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sheldon Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Mary's	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Wrangell-Petersburg Census Area			0													
Kake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kupreanof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Petersburg	6	3	8	3	6	3	8	3	0	0	0	0	0	0	0	0
Port Alexander	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wrangell	4	3	5	5	4	3	5	5	0	0	0	0	0	0	0	0
Yakutat Borough																
Yakutat Borough	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0
Yukon-Koyukuk Census Area																
Allakaket	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anvik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bettles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Yukon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Galena	3	0	3	3	3	0	3	3	0	0	0	0	0	0	0	0
Grayling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hughes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Huslia	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Koyukuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McGrath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nenana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nikolai	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nulato	0	4	0	4	0	4	0	4	0	0	0	0	0	0	0	0
Ruby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shageluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tanana	2	1	2	1	2	1	2	1	0	0	0	0	0	0	0	0
Total Reported	1,096	770	1,609	1,115	648	528	944	799	420	202	633	256	28	40	32	60

Notes:

Mat-Su reported 646 housing units authorized in 1997, 912 housing units authorized in 1996, 709 housing units authorized in 1995, 433 housing units authorized in 1994, 221 housing units authorized in 1993, 254 housing units authorized during 1992 and 176 housing units in 1991. Since Mat-Su only reported data annually, quarterly tabulation of the permit is not provided.

Source: Alaska Quarterly Housing Unit Survey, Alaska Department of Labor and Workforce Development, Research and Analysis.

State of Alaska Department of Labor, R & A Section

	Total New Units				Single Family				Multi-Family				Mobile Home			
Place	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00
Aleutians East Borough																
Akutan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cold Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
King Cove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sand Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aleutians West Census Area																
Atka	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. George	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unalaska	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Anchorage, Municipality of																
Anchorage Municipality	365	182	365	182	219	153	219	153	146	14	146	14	0	15	0	15
Bethel Census Area																
Akiachak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Akiak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aniak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bethel	0	3	0	3	0	2	0	2	0	1	0	1	0	0	0	0
Chuathbaluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Goodnews Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kwethluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Kalskag	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Napaskiak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nunapitchuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Platinum	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quinhagak/Toksook Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bristol Bay Borough																
Bristol Bay Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denali Borough																
Anderson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dillingham Census Area																
Clark's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dillingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ekwok	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manokotak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Togiak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairbanks North Star Borough																
North Pole	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance of Borough	50	35	50	35	4	26	4	26	46	9	46	9	0	0	0	0
Haines Borough																
Haines City	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Balance of Borough	2	1	2	1	2	1	2	1	0	0	0	0	0	0	0	0
Juneau Borough																
Juneau Borough	21	18	21	18	14	13	14	13	6	4	6	4	2	1	2	1
Kenai Peninsula Borough																
Homer	2	4	2	4	2	4	2	4	0	0	0	0	0	0	0	0
Kenai	4	0	4	0	4	0	4	0	0	0	0	0	0	0	0	0
Seldovia	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Seward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soldotna	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Ketchikan Gateway Borough																
Ketchikan Gateway Borough	12	14	12	14	7	12	7	12	5	2	5	2	0	0	0	0
Kodiak Island Borough																
Akhiok	0	7	0	7	0	5	0	5	0	0	0	0	0	0	0	0
Kodiak City	5	0	5	0	5	0	5	0	0	2	0	2	0	0	0	0
Old Harbor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Lions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Housing Units by Type of Structure
For Places Reporting Data, Comparison with 2000 Permit Data

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00
Lake & Peninsula Borough																
Newhalen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nondalton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Heiden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					0	0	0	0								
Matanuska-Susitna Borough																
Palmer	0	0	0	0	0	0	0	0	4	0	4	0	0	0	0	0
Wasilla	11	3	11	3	7	3	7	3	2	0	2	0	0	0	0	0
Balance of Borough	5	2	5	2	3	1	3	1	0	1	0	1	0	0	0	0
Nome Census Area																
Diomedes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Koyuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nome	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savoonga	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaktolik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shismaref	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stebbins	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unalakleet	3	0	3	0	3	0	3	0	0	0	0	0	0	0	0	0
North Slope Borough																
Atkasuk	0	4	0	4	0	4	0	4	0	0	0	0	0	0	0	0
Barrow	2	4	2	4	2	4	2	4	0	0	0	0	0	0	0	0
Kaktovik	0	4	0	4	0	4	0	4	0	0	0	0	0	0	0	0
Nuiqsut	0	9	0	9	0	9	0	9	0	0	0	0	0	0	0	0
Point Hope	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0
Wainwright	4	3	4	3	4	3	4	3	0	0	0	0	0	0	0	0
Northwest Arctic Borough																
Ambler	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Buckland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kiana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kivalina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kobuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kotzebue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Noorvik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selawik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shungnak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prince of Wales-Outer Ketchikan																
Craig	1	3	1	3	0	1	0	1	0	0	0	0	1	2	1	2
Hydaburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kasaan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Klawock	1	1	1	1	0	1	0	1	0	0	0	0	1	0	1	0
Thorne Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sitka Borough																
Sitka Borough	13	10	13	10	9	6	8	6	4	2	4	2	0	2	0	2
Skagway-Yakutat-Angoon Census Area																
Angoon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hoonah	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pelican	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skagway	1	5	1	5	1	5	1	5	0	0	0	0	0	0	0	0
Tenakee Springs	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
Southeast Fairbanks Census Area																
Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valdez-Cordova Census Area																
Cordova	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Valdez	3	0	3	0	3	0	2	0	0	0	0	0	0	0	0	0
Whittier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wade Hampton Census Area																
Alakanuk	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0
Emmonak	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hooper Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kotlik	0	19	0	19	0	0	0	0	0	19	0	19	0	0	0	0

New Housing Units by Type of Structure
For Places Reporting Data, Comparison with 2000 Permit Data

Alaska Housing Market Indicators 2001

Produced for Alaska Housing Finance Corporation By The

State of Alaska Department of Labor, R & A Section

Place	Total New Units				Single Family				Multi-Family				Mobile Home			
	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00	1Qtr 01	1Qtr 00	YTD 01	YTD 00
Pilot Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Russian Mission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sheldon Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Mary's	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wrangell-Petersburg Census Area																
Kake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kupreanof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Petersburg	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Port Alexander	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wrangell	1	2	1	2	1	2	1	2	0	0	0	0	0	0	0	0
Yakutat Borough																
Yakutat Borough	2	0	2	0	2	0	2	0	0	0	0	0	0	0	0	0
Yukon-Koyukuk Census Area																
Allakaket	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anvik	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bettles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Yukon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Galena	0	0	0	0	0	3	0	3	0	0	0	0	0	0	0	0
Grayling	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0
Hughes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Huslia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Koyukuk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
McGrath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nenana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nikolai	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nulato	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ruby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shageluk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tanana	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Reported	511	345	511	345	294	271	294	271	213	54	213	54	4	20	4	20

Notes: Since the number of housing units authorized in the balance of MatSu Borough is only reported annually, quarterly tabulation of permit data is not possible.

Single-family includes attached units.

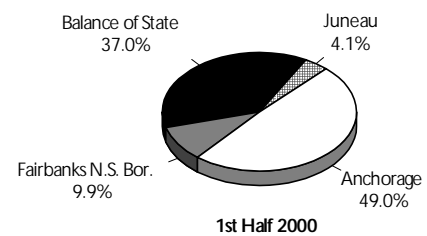
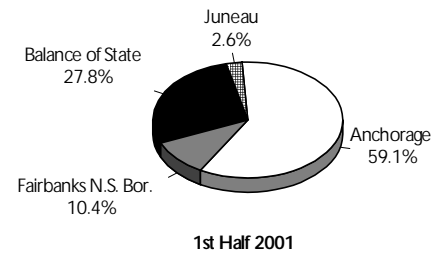
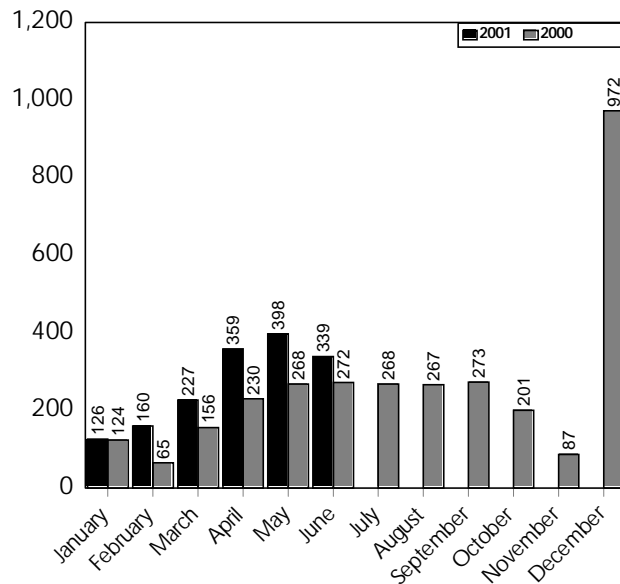
Multi-family includes duplex units.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Building Permit Survey;
Fairbanks Community Research Center; Municipality of Anchorage.

Permits for New Housing Units by Location

Alaska

1st Half 2001 vs. 1st Half 2000



Notes: Includes mobile homes.

All of Mat-Su's units for the year are included in the December numbers.

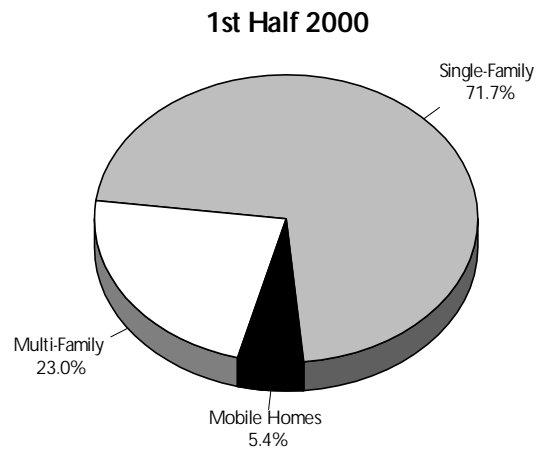
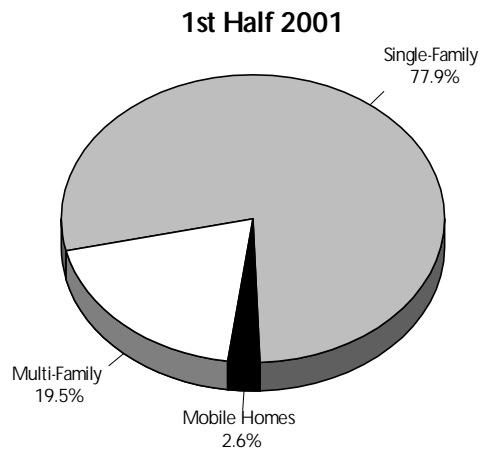
Includes units in some areas which do not require permits.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Permits for New Housing Units by Type

Alaska

1st Half 2001 vs. 1st Half 2000



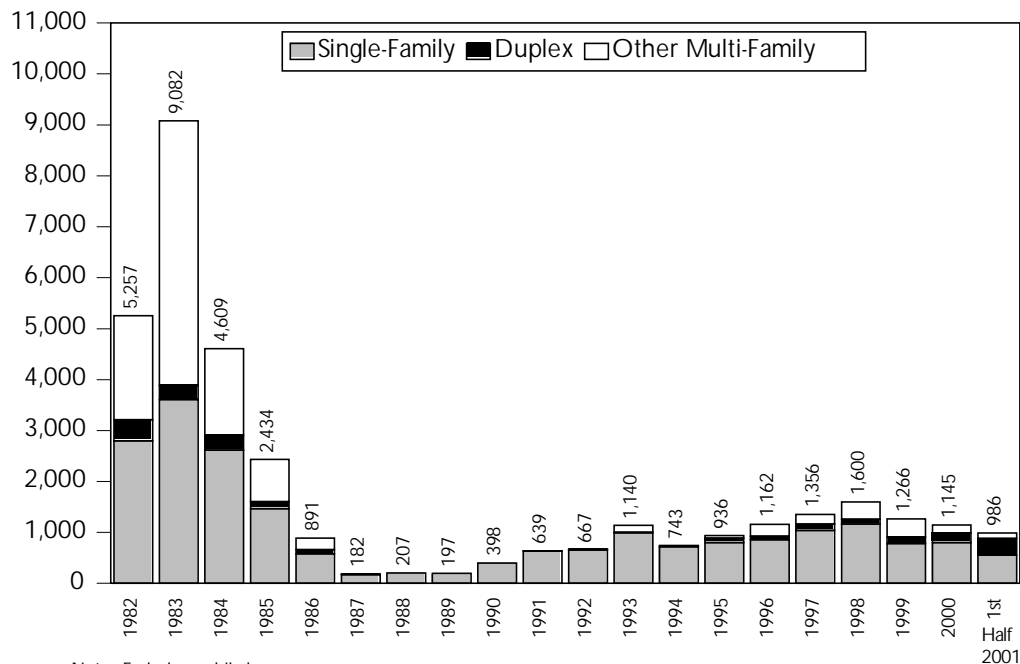
Notes: Multi-family includes duplexes.

Includes units in some areas which do not require permits.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

New Housing Units Authorized

Anchorage
1982 - 1st Half 2001

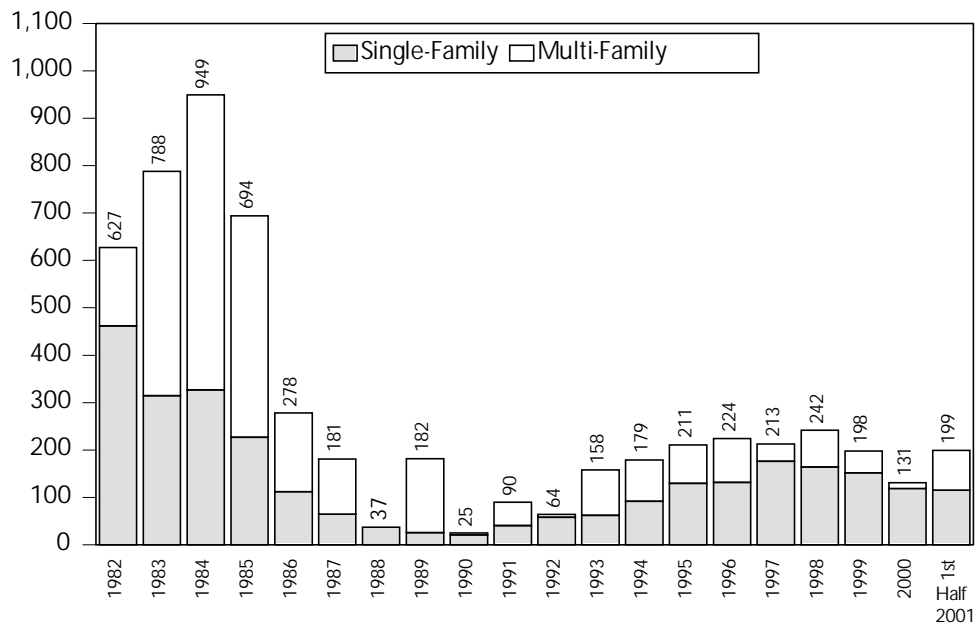


Note: Excludes mobile homes.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section; Municipality of Anchorage Public Works.

New Housing Units Authorized

Fairbanks North Star Borough
1982 - June 2001



Note: Excludes mobile homes.

Multi-family includes duplexes.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section; Fairbanks Community Research Center.